



Riverside High Street
Bedford, MK44 1AW



Christie Taylor
Partnered With
Simpsons
Property Experts

Simpsons Property Experts, Kimbolton, are delighted to present this individually built, beautifully appointed split level four double bedroom detached home, offered for sale with no onward chain and positioned in the ever-popular rural village of Yelden.

A welcoming entrance hall leads to the home office, a modern kitchen/breakfast room and utility room. Stairs rise from the main hall to a guest WC, lounge and dining room, the latter two enjoying a semi-open plan layout, both spaces centred around a striking dual-access wood burning stove that creates a warm and inviting atmosphere.

Upstairs, the property continues to impress with four double bedrooms, each benefitting from fitted storage. The main bedroom features a stylish en suite shower room, while the split-level family bathroom offers an impressive, well-equipped space for the whole household.

Outside, the home enjoys block-paved driveway parking for multiple vehicles, leading to a double garage with two remote-operated electric up-and-over doors. The mature gardens are predominantly laid to lawn with paved patio seating, established borders and beautiful views across neighbouring countryside.

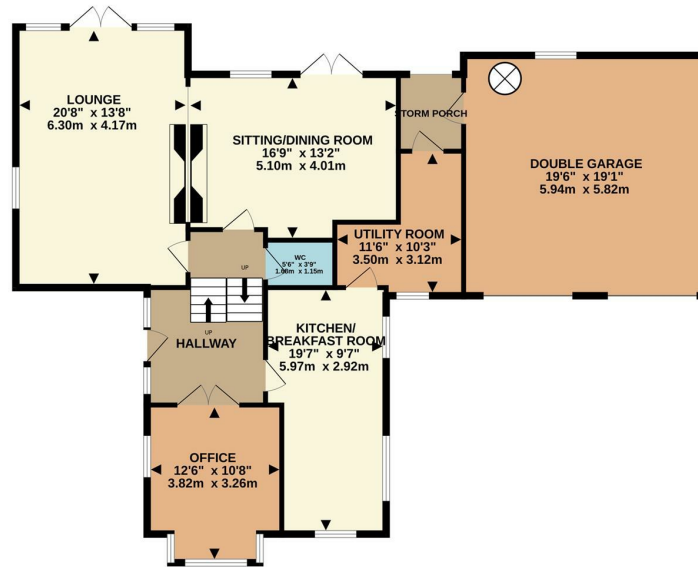
A superb home that must be viewed to be fully appreciated.



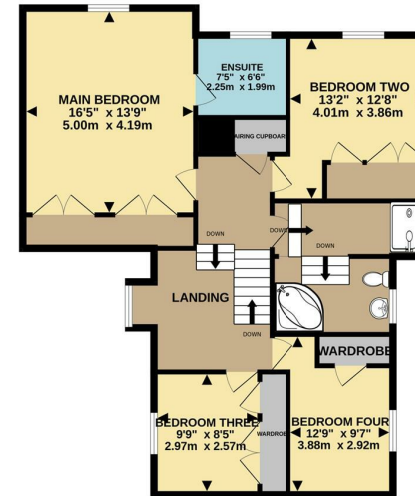
Offers over £675,000



GROUND FLOOR
1398 sq.ft. (129.8 sq.m.) approx.



1ST FLOOR
954 sq.ft. (88.6 sq.m.) approx.



TOTAL FLOOR AREA: 2351 sq.ft. (218.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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