



87 Bedford Road  
Bedford, MK45 4LL



Bradley Cooper  
Partnered With  
**Simpsons**  
Property Experts



Situated centrally in the desirable village of Barton-Le-Clay is this impressive detached family home which offers a remarkable blend of space and elegance, perfect for family living. Boasting over 2600SQFT of accommodation, this property features five generously sized double bedrooms, ensuring ample room for relaxation and privacy.

Upon entering this family home, you're greeted with a large entrance hallway which is currently being used as the dining area. There are stairs leading to the first floor, working fireplace and a storage cupboard. Furthermore the ground floor offers a spacious yet fully fitted kitchen/breakfast room spanning 22FT and comprises of several wall to base fitted units with breakfast bar and space for appliances.

Additionally the property features a downstairs bedroom and multiple reception rooms, which includes the snug, family room and living room. Also there is a study, which is perfect for the home owner who works from home, a utility room with several wall to base fitted units and sink with drainer and a newly re-fitted shower room.

Leading upstairs, the first floor offers four generously sized double bedrooms, a shower room with separate WC and hand basin and en-suite to bedroom one.

Externally, the property is set within a generous, fully enclosed plot that offers both space and privacy. The garden is mainly laid to lawn, complemented by a paved patio seating area - perfect for outdoor dining and relaxation. Mature trees and well-established shrubs border the garden. There is also a driveway for several vehicles and a large double garage with electric up and over door with lighting.

This outstanding family home is ideal for entertaining, family gatherings, or quiet evenings at home. The large rear garden is a delightful outdoor retreat, ideal for children to play or for hosting summer barbecues with friends and family.

The property also previously had planning permission granted to convert the property into four apartments.

£775,000



5



4



5

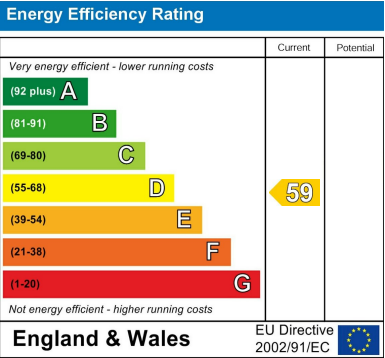


Approximate Area = 2147 sq ft / 199.5 sq m  
Garage = 321 sq ft / 29.8 sq m  
Utility = 173 sq ft / 16.1 sq m  
Total = 2641 sq ft / 245.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards



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