



Bedford Road, Moggerhanger, MK44 3RS
Guide Price £550,000 - £575,000

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————— DOWLING

ESTATE AGENTS

*****A TRULY UNIQUE AND EXTREMELY INTERESTING DETACHED FAMILY HOME, OCCUPYING A PLOT OF ONE THIRD OF AN ACRE AND WITH THE POTENTIAL FOR FURTHER DEVELOPMENT*****

Situated within a non estate location, along the Bedford Road in the ever popular village of Moggerhanger, this deceptively large property looks unassuming from the road, but once over the threshold, there's a surprising amount of accommodation on offer across two floors and all within a generous plot of 0.33 of an acre!! Now, there is some updating and modernising required throughout and some re-modelling to reconfigure the layout to a more contemporary style, but the sheer size of the house and the grounds it sits on offer a tremendous opportunity for the right buyer!!

In addition, we believe there may also be the potential to create an additional building plot at the end of the garden, further adding to the development potential of this glorious home.

Viewing is essential to fully understand this charming home and the potential it has to offer!!

Entrance Via

Entrance Lobby

10'10 x 5'6 (3.30m x 1.68m)

Bathroom

10'10 x 5'9 (3.30m x 1.75m)

Living Room

25'5 x 13'2 max (7.75m x 4.01m max)

Sitting Room

14'9 x 12'6 (4.50m x 3.81m)





Office/ Hobby Room
14'8 x 8'9 (4.47m x 2.67m)

Utility Room
7'2 x 5'10 (2.18m x 1.78m)

Bathroom
7'1 x 5'9 (2.16m x 1.75m)

First Floor Bedroom
26'1 x 14'7 max (7.95m x 4.45m max)

Inner Hallway
13'10 x 3'10 (4.22m x 1.17m)

Ground Floor Bedroom Two
11'1 x 10'8 (3.38m x 3.25m)

Kitchen/ Breakfast Room
15'10 x 13'0 (4.83m x 3.96m)

Rear Lobby
6'7 x 6'1 (2.01m x 1.85m)

Ground Floor Bedroom One
12'11 x 12'1 (3.94m x 3.68m)



Shower Room
7'4 x 6'2 (2.24m x 1.88m)

Converted Attic Space 1
11'11 max x 11'3 max (3.63m max x 3.43m max)

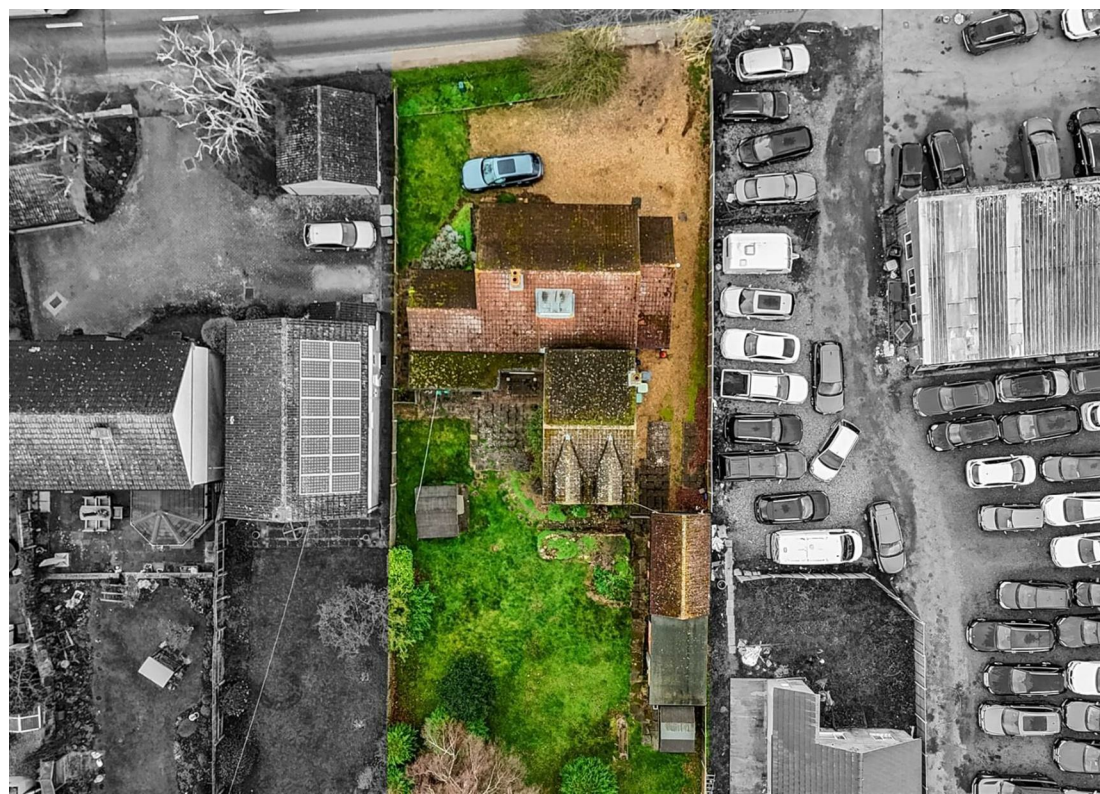
Converted Attic Space 2
11'3 x 7'8 (3.43m x 2.34m)

En Suite Cloakroom
11'2 max x 4'11 (3.40m max x 1.50m)

Garage and Workshop

Gardens

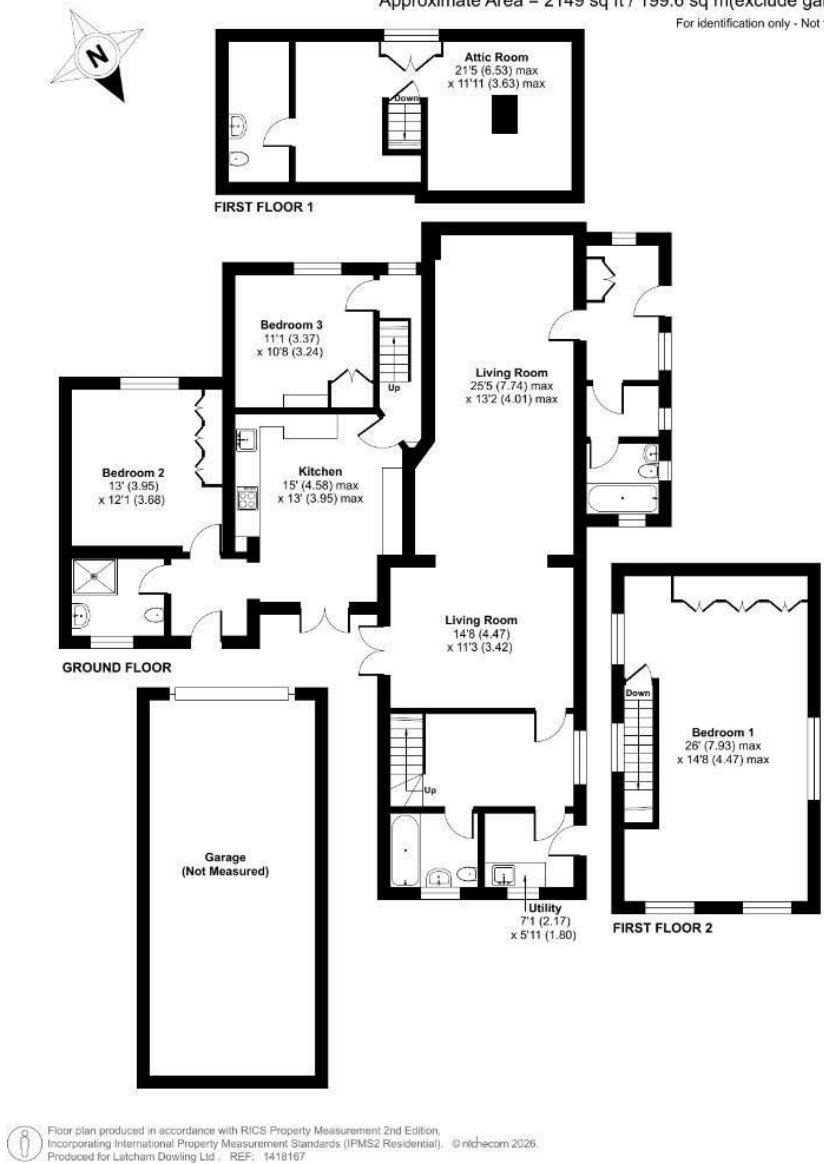
Driveway



Bedford Road, Moggerhanger, Bedford, MK44

Approximate Area = 2149 sq ft / 199.6 sq m(exclude garage)

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	68
(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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