



22 Muscovy Mews, Biddenham, Bedford, MK40 4WE



22 Muscovy Mews  
Biddenham  
Bedford  
MK40 4WE

Guide £400,000

Beautifully presented three  
bedroom detached home with  
south facing garden...

Three bedroom detached home Quiet  
cul-de-sac position in Biddenham Open  
views to the front

Spacious living room

Modern kitchen/dining room with  
breakfast bar

Utility room and downstairs cloakroom

En suite to principal bedroom

South facing rear garden

Summer house ideal for office or gym

Driveway parking

Freehold

- Council Tax Band E
- Energy Efficiency Rating B



## Located in a quiet cul-de-sac with attractive open views to the front...



Situated within the highly sought-after village of Biddenham, this beautifully presented three bedroom detached home, built in 2019, offers modern living and a south facing rear garden.

Positioned at the end of a quiet cul-de-sac on Muscovy Mews, the property also enjoys attractive open views to the front.

The ground floor accommodation is thoughtfully designed for both everyday living and entertaining. A welcoming panelled entrance hall with stylish Karndean flooring creates an excellent first impression and leads through to a spacious living room, providing a comfortable and relaxing space filled with natural light, with attractive views to the front. The Karndean flooring continues through much of the ground floor, while the kitchen area is finished with chic tiled flooring.

To the rear of the property is a stylish open-plan kitchen and dining area, fitted with modern units, some integrated appliances and a breakfast bar, creating a fantastic social hub for the home. French doors open directly onto the garden, allowing the indoor and outdoor spaces to flow seamlessly during warmer months. A utility room and a downstairs cloakroom complete the ground floor.

Upstairs, the property offers three well-proportioned bedrooms. The principal bedroom benefits from its own en suite shower room, while the remaining bedrooms are served by a contemporary family bathroom.

Externally, the south facing rear garden is a real highlight, offering a private space for relaxing or entertaining. The garden also features a versatile summer house, ideal for use as a home office, gym, hobby room or garden retreat.

The property offers good parking provision, with a driveway to the side and the potential to park further cars in front of the property.



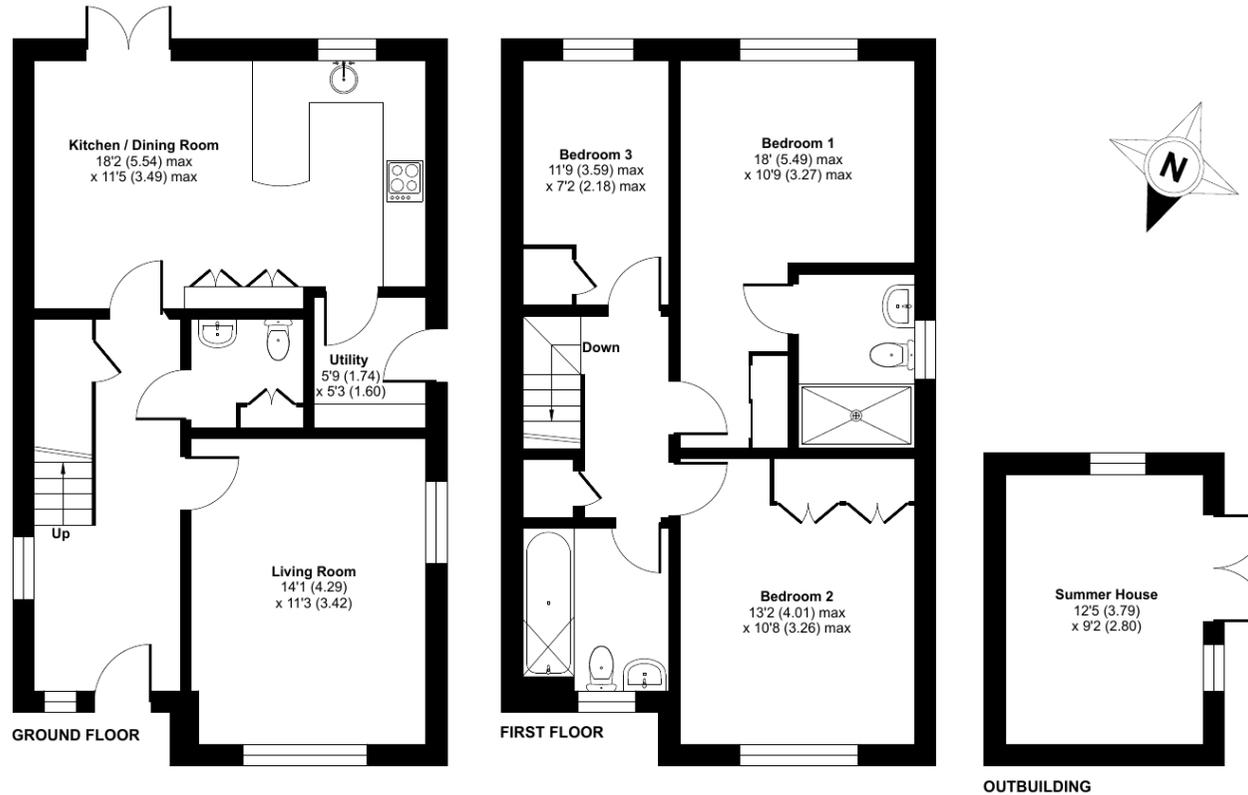
# Muscovy Mews, Biddenham, Bedford, MK40

Approximate Area = 1111 sq ft / 103.2 sq m

Outbuilding = 114 sq ft / 10.5 sq m

Total = 1225 sq ft / 113.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Lane & Holmes. REF: 1418381

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