



17 Russell Way, Wootton, Bedford, MK43 9EX



17 Russell Way  
Wootton  
Bedford  
MK43 9EX

Price £375,000

Immaculate bungalow with a  
generous garden...

Detached bungalow  
Modern kitchen  
Living/dining room  
Conservatory  
Two bedrooms  
Shower room  
Private garden  
Driveway  
Garage  
No upward chain  
Freehold



- Council Tax Band D
- Energy Efficiency Rating D

## Located in a quiet cul de sac in the popular village of Wootton...



Lane and Holmes are delighted to offer for sale this detached bungalow occupying a corner plot on Russell Way, a quiet cul de sac location in Wootton.

The bungalow is spacious and has been beautifully maintained by its current owner. To the front is the kitchen, with modern fitted units and some integral appliances. The living/dining room can be found at the rear of the property and offers a bright and airy space to relax and dine in and leads through to the conservatory that overlooks the garden.

There are two double bedrooms and a shower room.

The garden offers a great level of privacy and is mostly laid to lawn with some block paving and gated access to the front.

The front garden is again mostly laid to lawn and there is a long driveway leading to the single garage.

Further benefits include PVCu double glazed windows, gas central heating and the property is being offered with the benefit of no upward chain.

Russell Way is in the heart of Wootton, a popular village to the south west of Bedford offering a wide range of amenities including a supermarket, Public Houses, a barber's and a takeaway outlet, as well as excellent schooling. Wootton also provides excellent access to the southern bypass linking the A1 and M1. Bedford's mainline station offers fast and frequent services to London and beyond.

Bedford Railway Station • 5 miles  
Milton Keynes • 15 miles  
A1 Black Cat Roundabout • 13 miles  
M1 Junction 13 • 7 miles  
Luton Airport • 23 miles  
Stansted Airport • 60 miles  
London • 54 miles



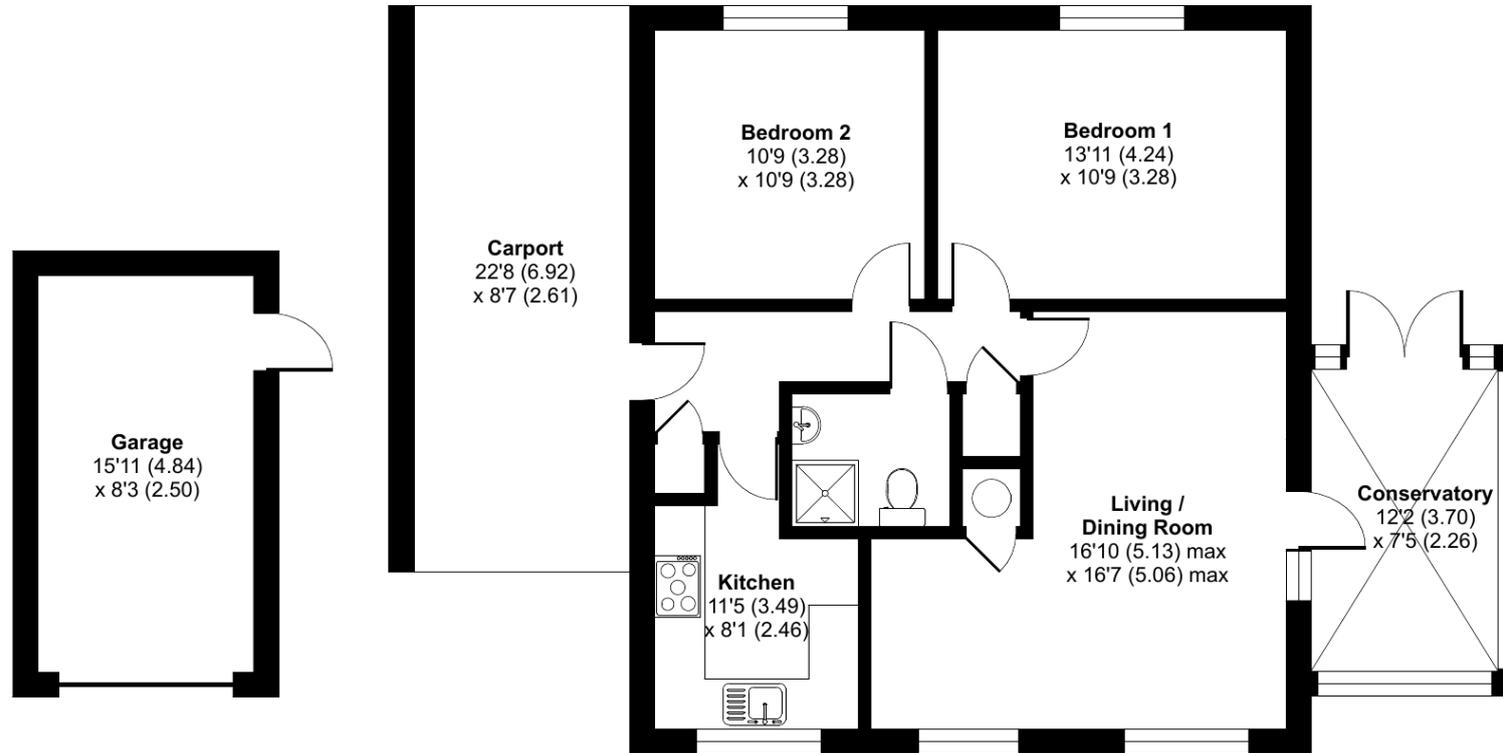
# Russell Way, Wootton, Bedford

Approximate Area = 817 sq ft / 75.9 sq m

Garage = 138 sq ft / 12.8 sq m

Total = 955 sq ft / 88.7 sq m

For identification only - Not to scale



**GROUND FLOOR**

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄che.com 2025. Produced for Lane & Holmes. REF: 1244413



01234 327744 | [sales@laneandholmes.co.uk](mailto:sales@laneandholmes.co.uk) | [www.laneandholmes.co.uk](http://www.laneandholmes.co.uk) | 66-68 St Loyes Street, Bedford, Bedfordshire, MK40 1EZ

Agents Notes: The agent has not tested any apparatus, equipment, fixtures & fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. All photographs shown are for illustration only and may depict items that are not for sale or included in the sale of the property. Please note that we have not checked the situation with regards to planning consents, building regulation consents and any other relevant consent relating to this property and therefore, any interested applicant should carry out their own enquiries with the appropriate authorities. All measurements are approximate and for guidance only. The particulars do not form part of any contract and all properties are offered subject to contract.

