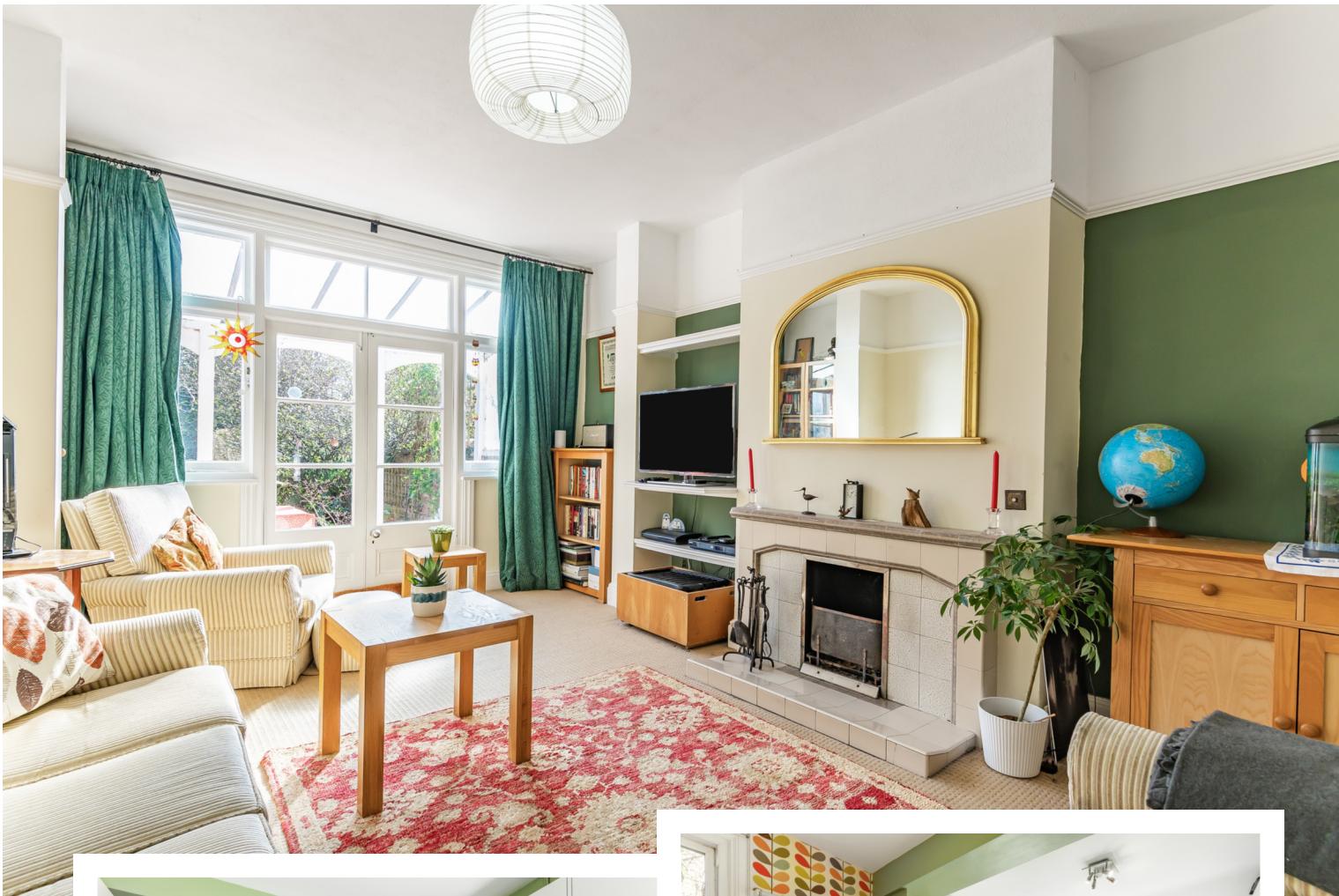




28 Beverley Crescent, Bedford, MK40 4BY

**Lane &  
HOLMES**  
Est. 1985





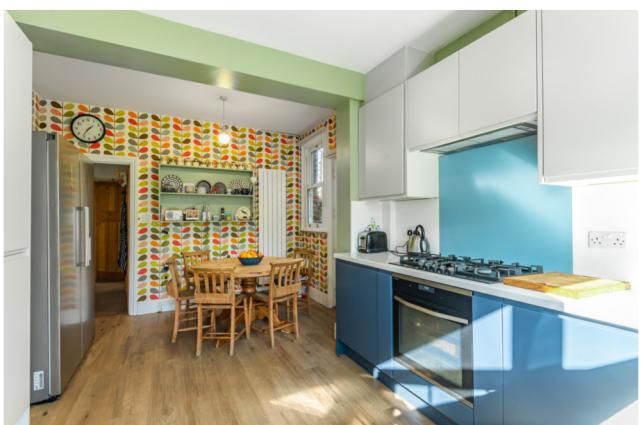
28 Beverley Crescent  
Bedford  
MK40 4BY

Guide £600,000

Very well located family home...

- Semi-detached Edwardian home
- Ground floor cloakroom
- Three reception rooms
- Kitchen/breakfast room
- Five bedrooms
- Three bath/shower rooms
- Gas central heating
- Off road parking
- Large rear garden

- Council Tax Band F
- Energy Efficiency Rating D





This fine Edwardian home is set on a very sought after crescent, which lies approximately half a mile from Bedford's mainline railway station.

The property offers accommodation approaching 2,000 square feet over three floors. It also sits on a good size plot with the rear garden approaching one hundred and thirty feet. (STS)

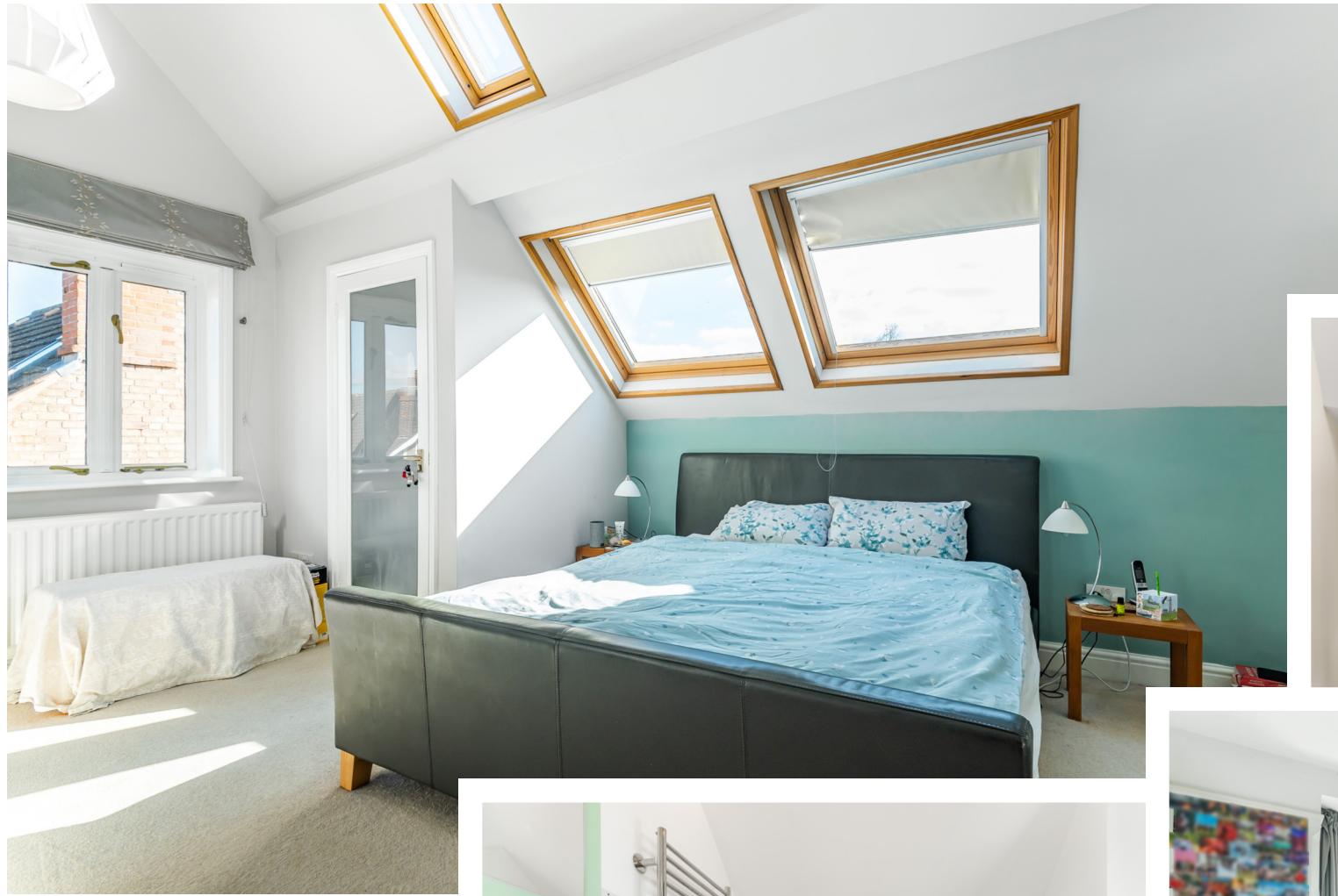
On the ground floor the living space includes a bay fronted living room, a family/dining room with a sun room extension and there is also a separate study. To the rear of the house the kitchen/breakfast room has been refitted by John Lewis to a high standard and includes Corian worktops.

On the first floor there are four bedrooms, one of which has an en suite and there is a family bathroom. On the second floor, the master bedroom has been converted from the loft space and features fitted storage and a stunning en suite bathroom.

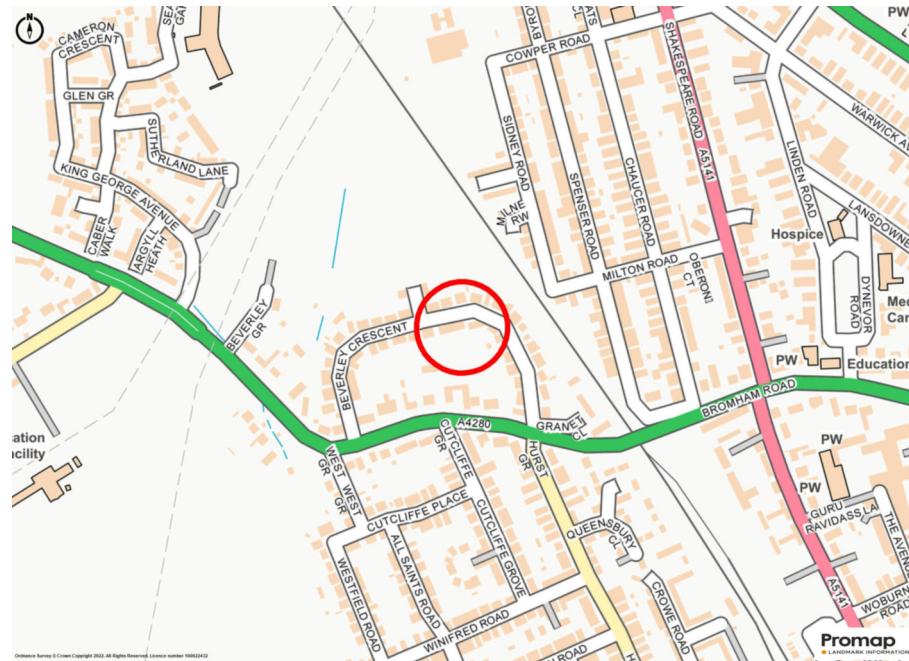
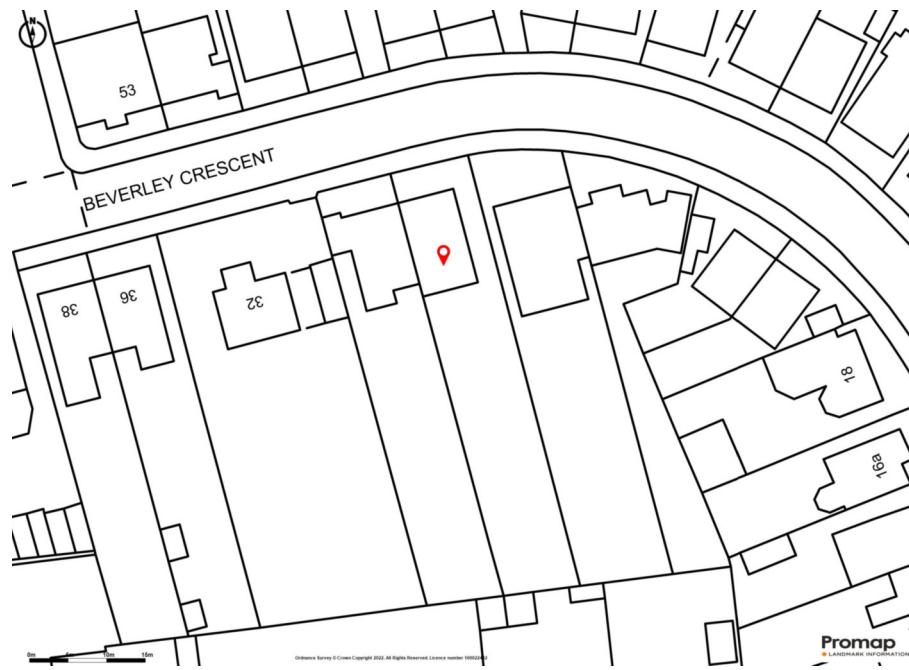
The property further provides a ground floor cloakroom and has gas central heating.

To the exterior the property has off road parking for one car to the front. (Residents' permits for street parking are available to buy at a modest annual cost) The rear garden is a particular feature and is very well stocked with a very mature range of shrubs, trees and plants. It faces approximately south-east and there is a good size patio area.

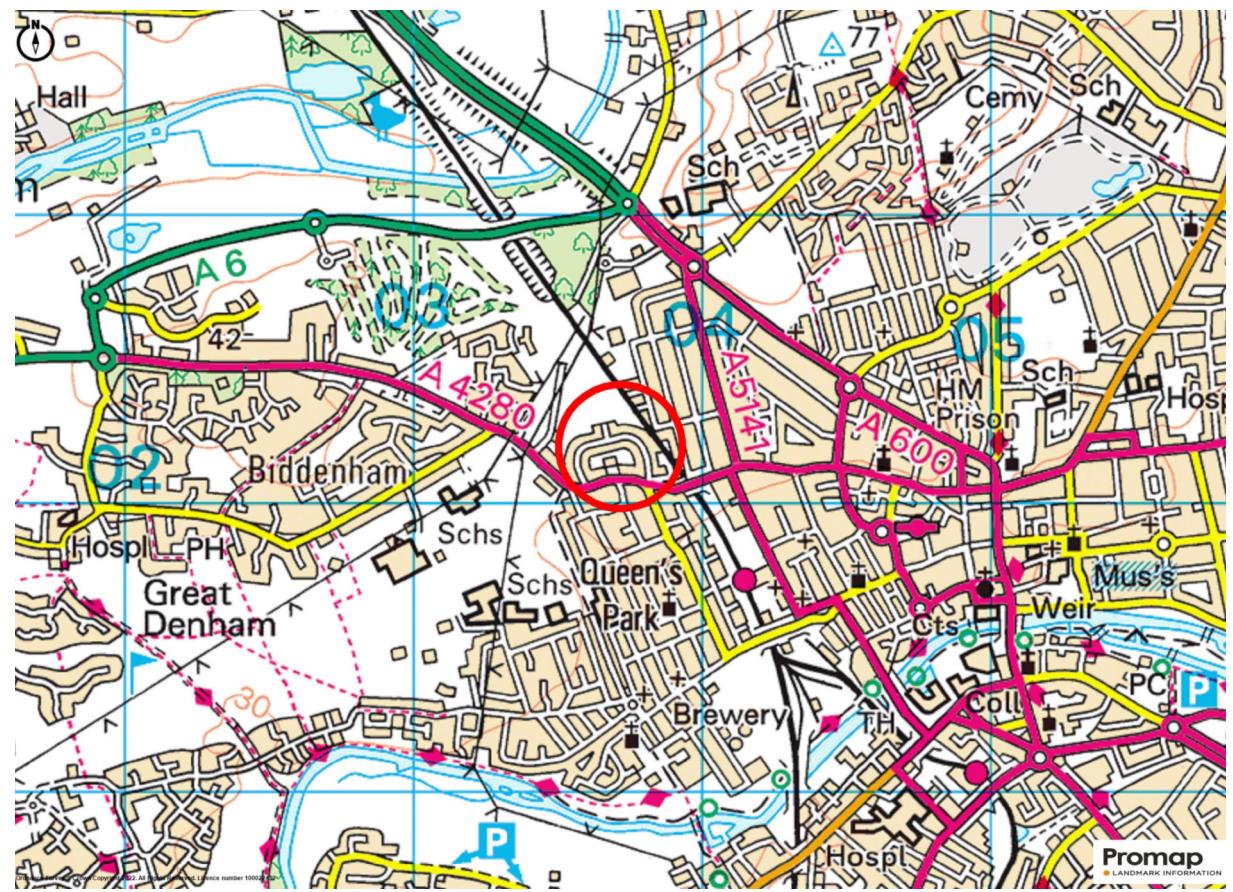
Bedford's town centre amenities are within easy reach and include varying shops, amenities and recreational facilities. There are numerous independent coffee shops and restaurants along with those belonging to larger chains.







Bedford Railway Station 0.6 miles • Milton Keynes 17 miles • A1 Black Cat Roundabout 9 miles • M1 Junction 13 13 miles • Luton Airport 22 miles • Stansted Airport 46 miles • London 58 miles



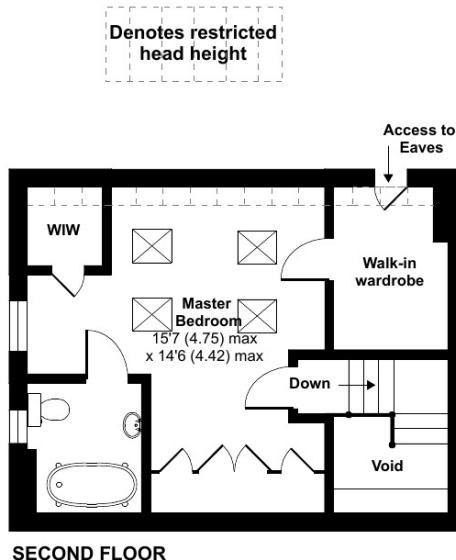
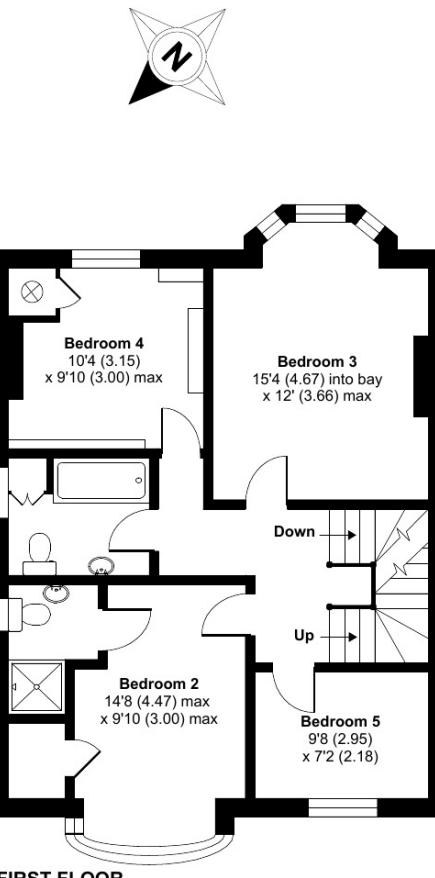
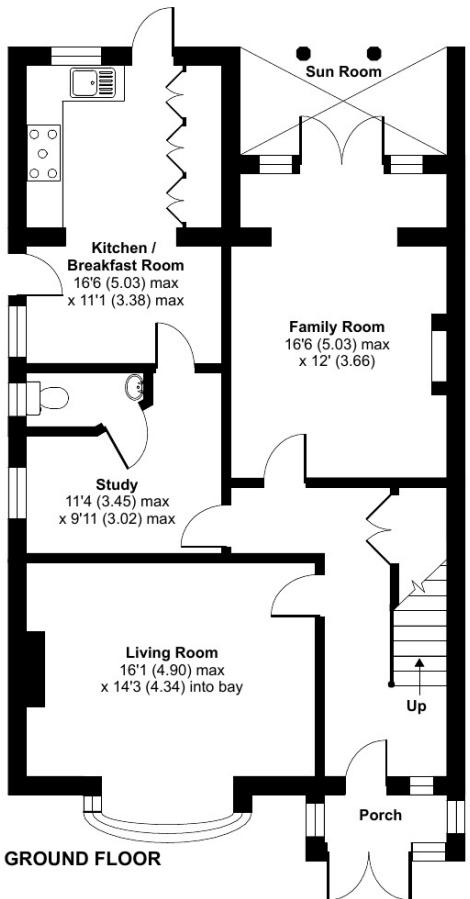
## Beverley Crescent, Bedford, MK40

Approximate Area = 1964 sq ft / 182.4 sq m (excludes void)

Limited Use Area(s) = 58 sq ft / 5.3 sq m

Total = 2022 sq ft / 187.8 sq m

For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2022.  
Produced for Lane & Holmes. REF: 772261