



4 Eagle Gardens, Bedford, MK41 7FE





4 Eagle Gardens  
Bedford  
MK41 7FE

OIEO £450,000

Very well presented detached  
family home in a convenient  
location...

Detached family home

Living room

Dining room

Kitchen/breakfast room

Four bedrooms

Refitted en suite

Refitted family bathroom

Gas central heating

Off road parking and garage

Enclosed rear garden

Chain free

Freehold

- Council Tax Band E
- Energy Efficiency Rating D





## Offered with no onward chain...



This is an excellent opportunity to purchase this well presented and maintained detached property which is situated in the popular Eagle Gardens and available with no onward chain.

The property is offered in excellent order throughout and has the benefit of a modern kitchen overlooking the rear garden. The kitchen is fitted with a good range of units incorporating some integrated appliances and there is ample space for a breakfast table. There is also a large living room which runs from the front to the rear of the property. The former integral garage has been converted to give the property an enlarged entrance hall and also a separate dining room/family room.

On the first floor there are four bedrooms with a refitted en suite to the master bedroom and there is a refitted family bathroom.

Added benefits include a cloakroom, gas central heating and double glazing.

To the exterior there are two block paved driveways and a well maintained frontage. A new garage has been constructed to the side. The rear garden offers a patio area, an area of lawn and a decked seating area.

Eagle Gardens is within walking distance of Bedford's sixty-two acre Victorian park and approximately one mile from Bedford's town centre with its wide ranging facilities that include excellent shopping, leisure and entertainment together with Bedford's famed embankment alongside the River Great Ouse. For the commuter Bedford's mainline station offers fast and frequent services to the capital and beyond.

Eagle Gardens is ideally positioned for families with an excellent choice of schooling for both private, such as Pilgrims School and Bedford Modern School, and state schools.





Denotes restricted  
head height

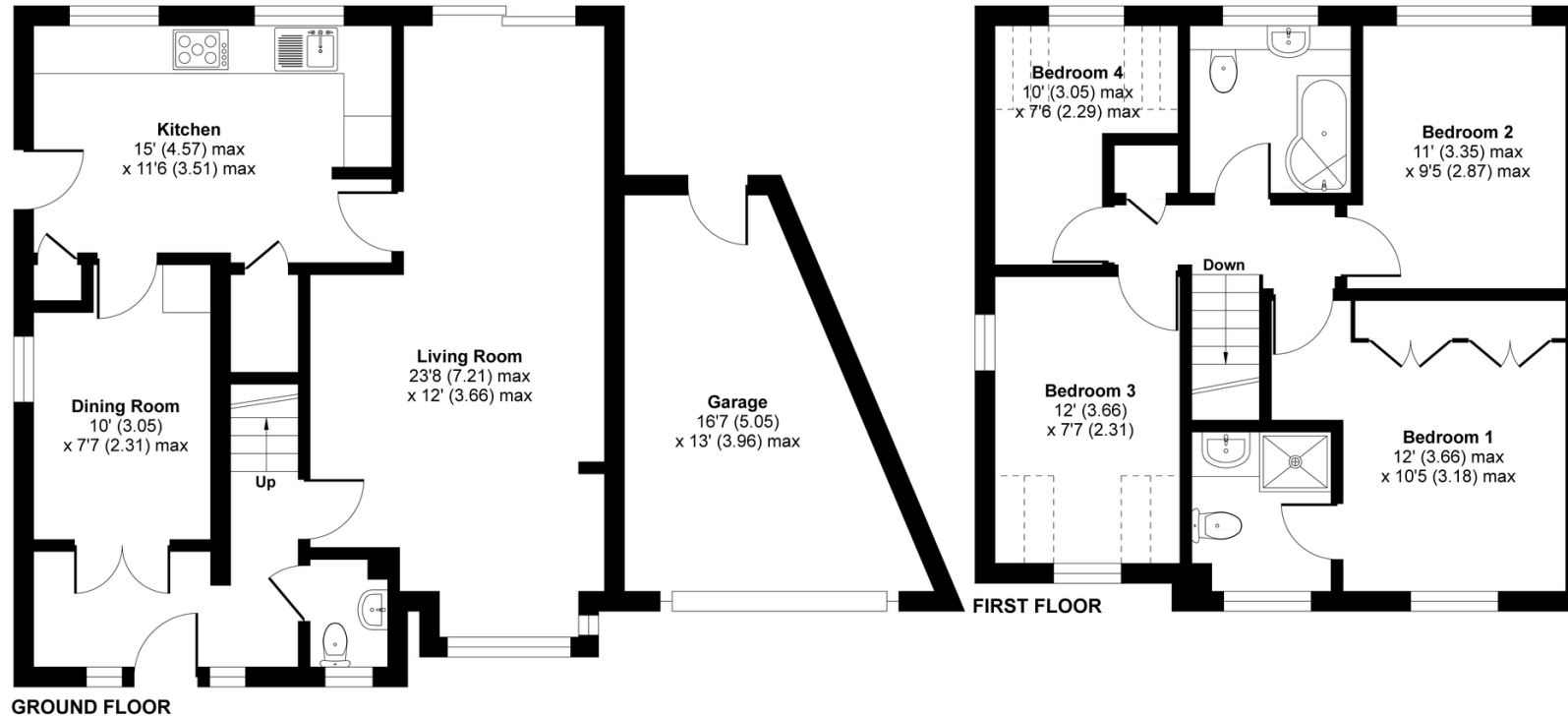
## Eagle Gardens, Bedford, MK41

Approximate Area = 1143 sq ft / 106 sq m (excluding garage)

Limited Use Area(s) = 37 sq ft / 4 sq m

Total = 1180 sq ft / 110 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Lane & Holmes. REF: 666502



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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.

