



10 Windmill Hill, Biddenham, Bedford MK40 4AG

**Lane &  
HOLMES**  
Est. 1985





10 Windmill Hill  
Biddenham  
Bedford  
MK40 4AG

Guide £850,000

Chalet property with open plan living to rear...

- Rarely available
- Versatile accommodation
- Up to six bedrooms
- Four bath/shower rooms
- Living room
- Open plan kitchen/family room
- Utility room
- Gas central heating
- Gated off road parking to the front
- Garage
- Landscaped rear garden

- Council Tax Band E
- Energy Efficiency Rating D

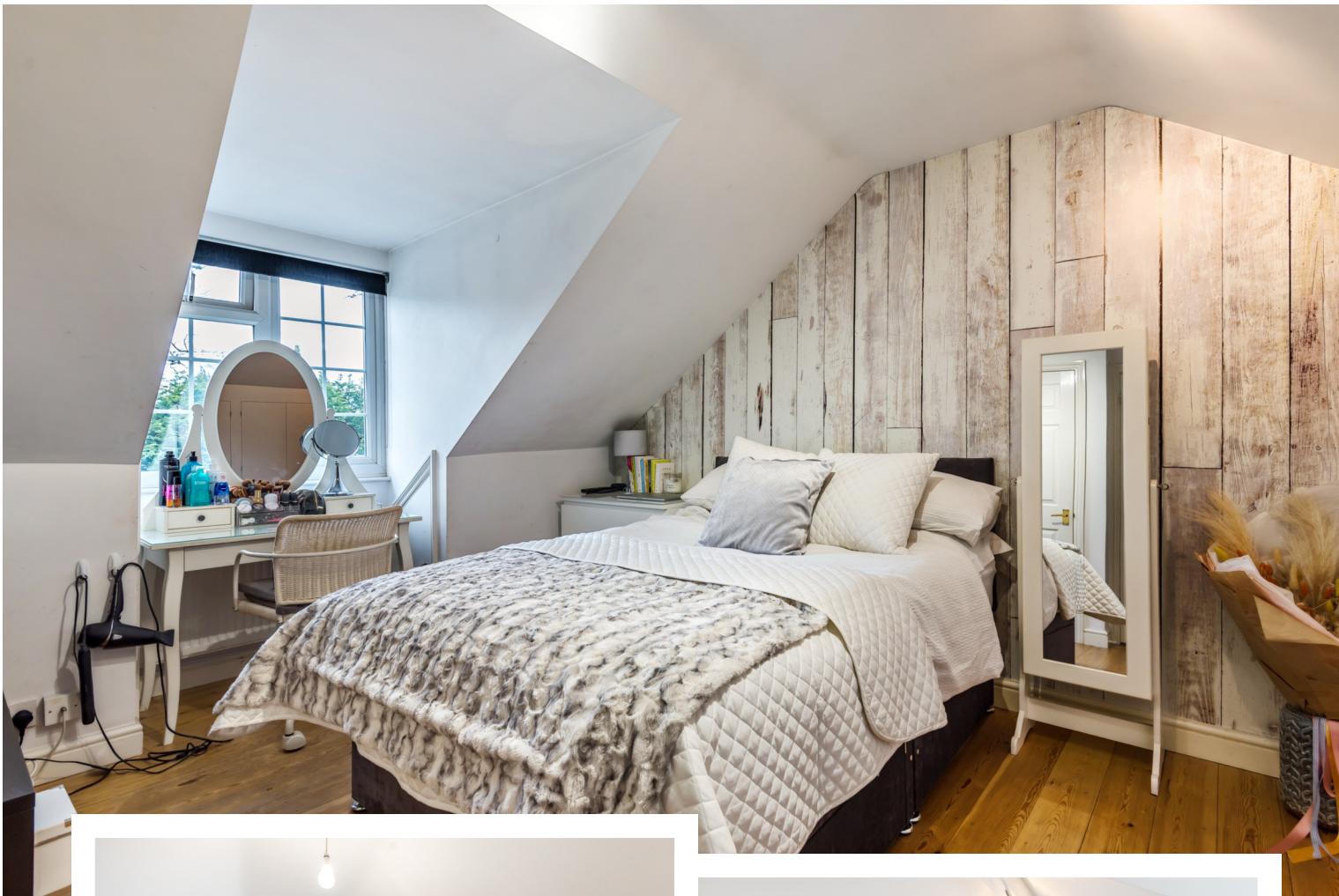


This detached chalet bungalow is situated just 1.3 miles from Bedford's mainline railway station and offers particularly versatile living space over two floors.

The property has been subject to a considerable programme of extension and modernisation by the current sellers and now offers almost 2,600 square feet of accommodation which includes a superbly fitted and very well specified kitchen/family room which has a range of gloss units with granite worktops and integrated appliances. The family/dining area features bi-folding doors to the garden and a ceiling lantern ensures lots of light. To the front of the property the formal living room measures approximately 23' x 15' 8" and further ground floor accommodation features another three bedrooms, one with a dressing room, which links to a utility room. These rooms could easily be converted to make an annex or could be used in varying combinations of bedrooms and or home offices.

Upstairs there are three good size bedrooms, all with en suite facilities and wardrobes and one has a Juliet balcony.





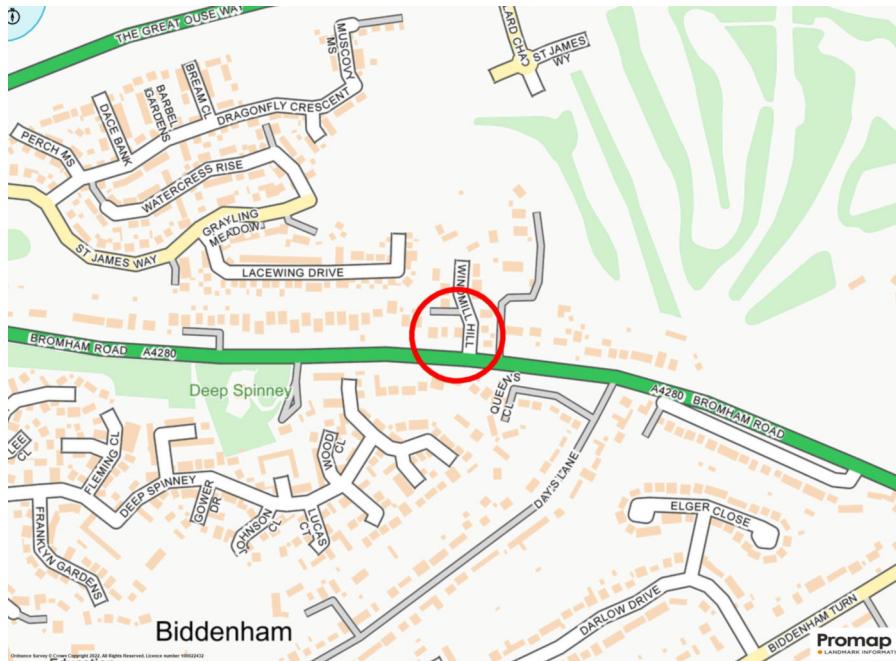
Added benefits include a ground floor cloakroom and separate shower room, gas fired central heating, double glazing and underfloor heating in the kitchen/family room.

Outside the frontage offers block paved off road parking for several vehicles and is accessed via an electric sliding gate. The rear garden has been beautifully landscaped with a range of patio areas and there are areas of lawn and a variety of shrubs and plants. A garage is set to the rear of the garden.

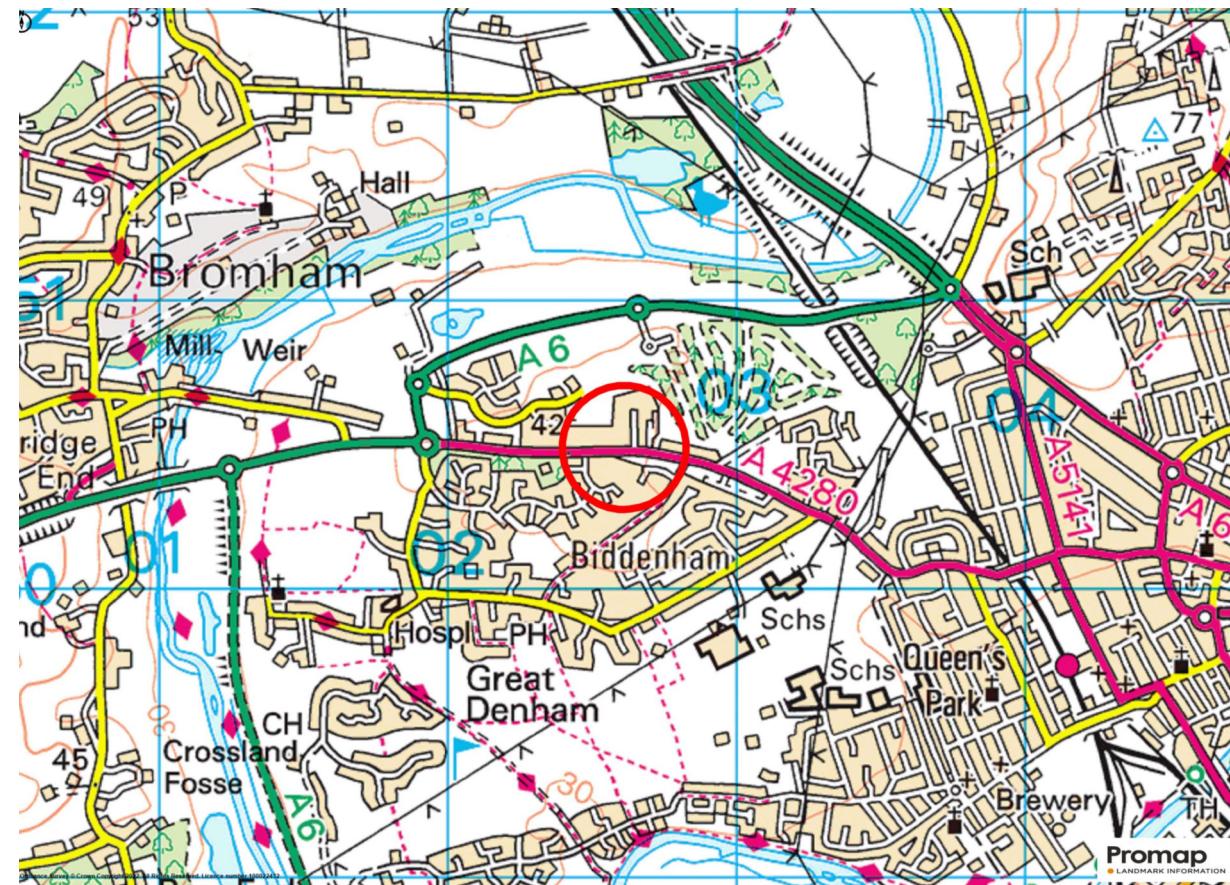
The property is located on Windmill Hill, fronting Bromham Road and therefore offers remarkably good access to the western bypass for the A1, the M1 and Milton Keynes. Bedford's town centre is just over a mile away and offers a vast array of facilities including the mainline railway station which offers fast and frequent services to the capital and beyond. Bedford offers an excellent choice of schooling from both the public and private sector.







Bedford Railway Station 1 miles • Milton Keynes 17 miles • A1 Black Cat Roundabout 15 miles • M1 Junction 13 13 miles • Luton Airport 25 miles • Stansted Airport 61 miles • London 58 miles



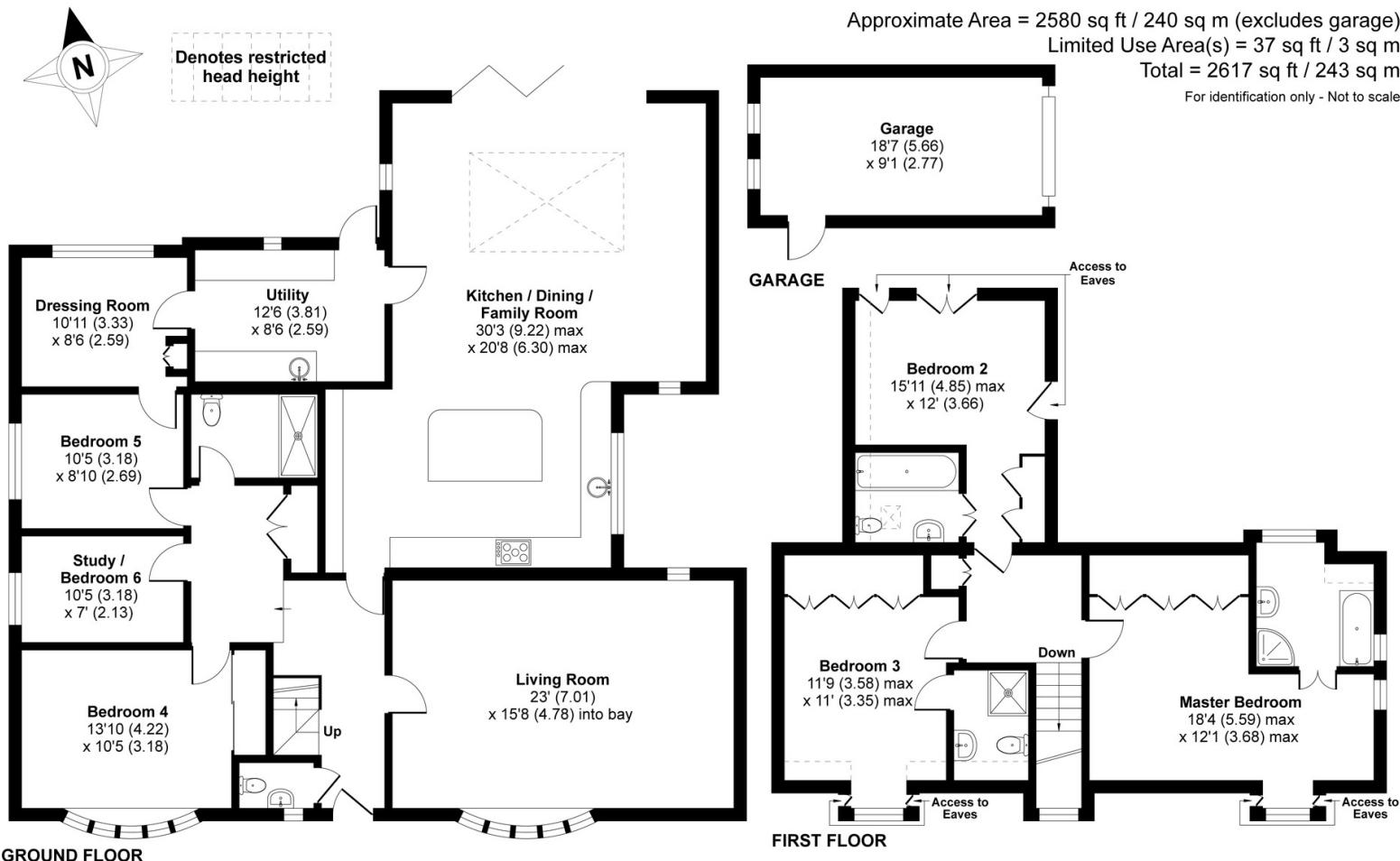
## Windmill Hill, Biddenham, Bedford

Approximate Area = 2580 sq ft / 240 sq m (excludes garage)

Limited Use Area(s) = 37 sq ft / 3 sq m

Total = 2617 sq ft / 243 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). ©nichecom 2021.  
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