



18 Eagle Gardens, Bedford, MK41 7FE

**Lane &  
HOLMES**  
Est. 1985

18 Eagle Gardens  
Bedford  
MK41 7FE

Guide £525,000

Detached family home with  
double garage...

- Detached family home
- Cloakroom
- Living room, dining room and study
- Kitchen/breakfast room
- Utility room
- Four bedrooms
- Refitted en suite and family bathroom



- Council Tax Band F
- Energy Efficiency Rating C

# Very well presented four bedroom detached family home...



This very well presented four bedroom detached family home was built by Bloor Homes in the late 1990s and forms part of a modern development of similar style homes.

The current owners purchased the property new and it has been well maintained and looked after ever since. The house is set down a small shared drive and sits on a south-east facing plot.

The property has been extended by way of a conservatory/sun room to the rear which adds further living space in addition to the living room, the dining room, the study and the kitchen/breakfast room – which has been refitted with a modern range of units. Also on the ground floor there is a utility room and a cloakroom.

On the first floor there are four bedrooms with

the master bedroom having a refitted en suite shower room. All bedrooms have fitted wardrobes/cupboards. The family bathroom has also been upgraded.

Further benefits include gas central heating (boiler replaced in Dec 2021) PVCu double glazing, loft storage space and underfloor heating in the conservatory and the en suite.

Outside there is off road parking for up to three cars on a block paved drive way, in addition to the space available within the integral double garage. The rear garden is part walled with lawn and patio areas.

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.

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.



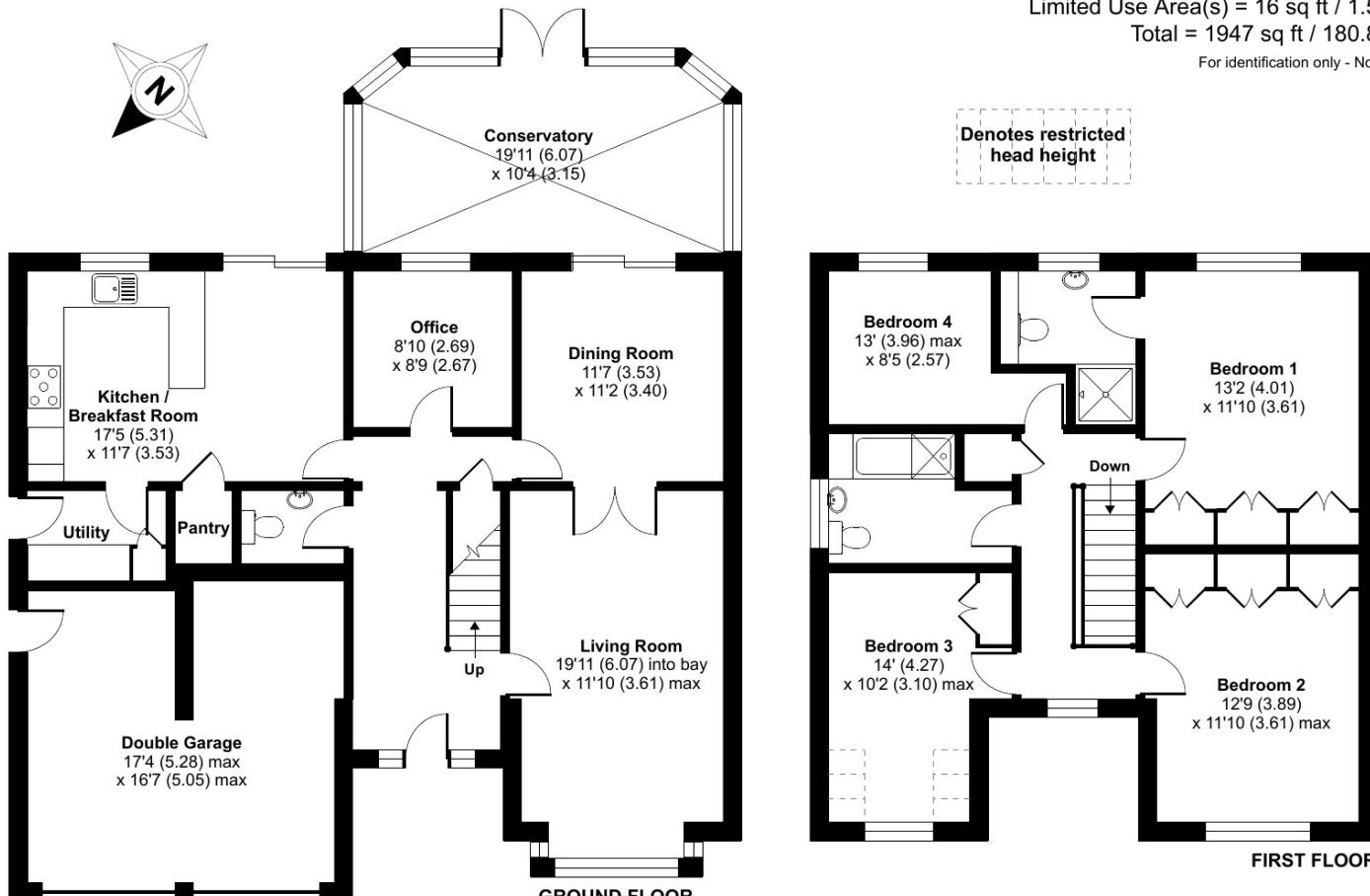
## Eagle Gardens, Bedford, MK41

Approximate Area = 1931 sq ft / 179.3 sq m (excludes garage)

Limited Use Area(s) = 16 sq ft / 1.5 sq m

Total = 1947 sq ft / 180.8 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). © nlichecom 2022.  
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