



10 Hampden Court, Biddenham, Bedford MK40 4HX

**Lane &  
HOLMES**  
Est. 1985





10 Hampden Court  
Biddenham  
Bedford  
MK40 4HX

Price £875,000

Individual five bedroom family home in cul de sac location...

- Reception hall
- Cloakroom
- Living room
- Family/music room
- Living/kitchen/dining room
- Master bedroom with en suite
- Four further bedrooms
- Family bathroom
- Double garage with room over
- Close to a third of an acres plot (sts)

- Council Tax Band G
- Energy Efficiency Rating C



This is an excellent opportunity to acquire an individual five bedroom detached family home, constructed in the early 1990s. It sits on a generous, established plot and extends to nearly one-third of an acre (subject to survey).

The property has been well cared for by the current owners and updated over the years to ensure a high level of internal presentation.

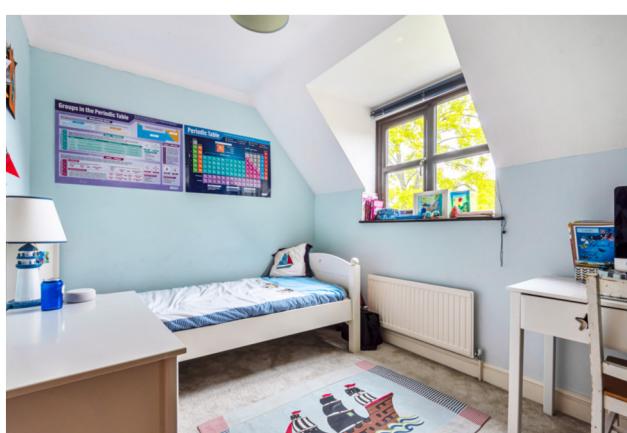
The enclosed entrance porch gives access to a spacious reception hall with doors off to the drawing room with its wood-burning stove; the family/music room that has an outlook over both the front and rear gardens; and the large, well-fitted kitchen/dining/living room. There is also a cloakroom off the hall - the stairs rise from there to the first floor.

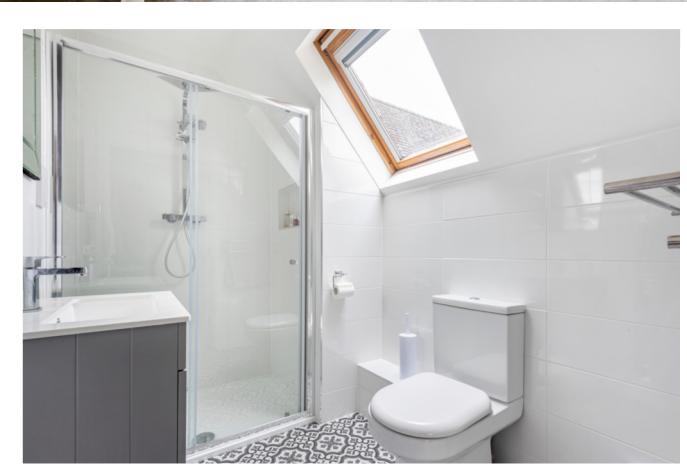
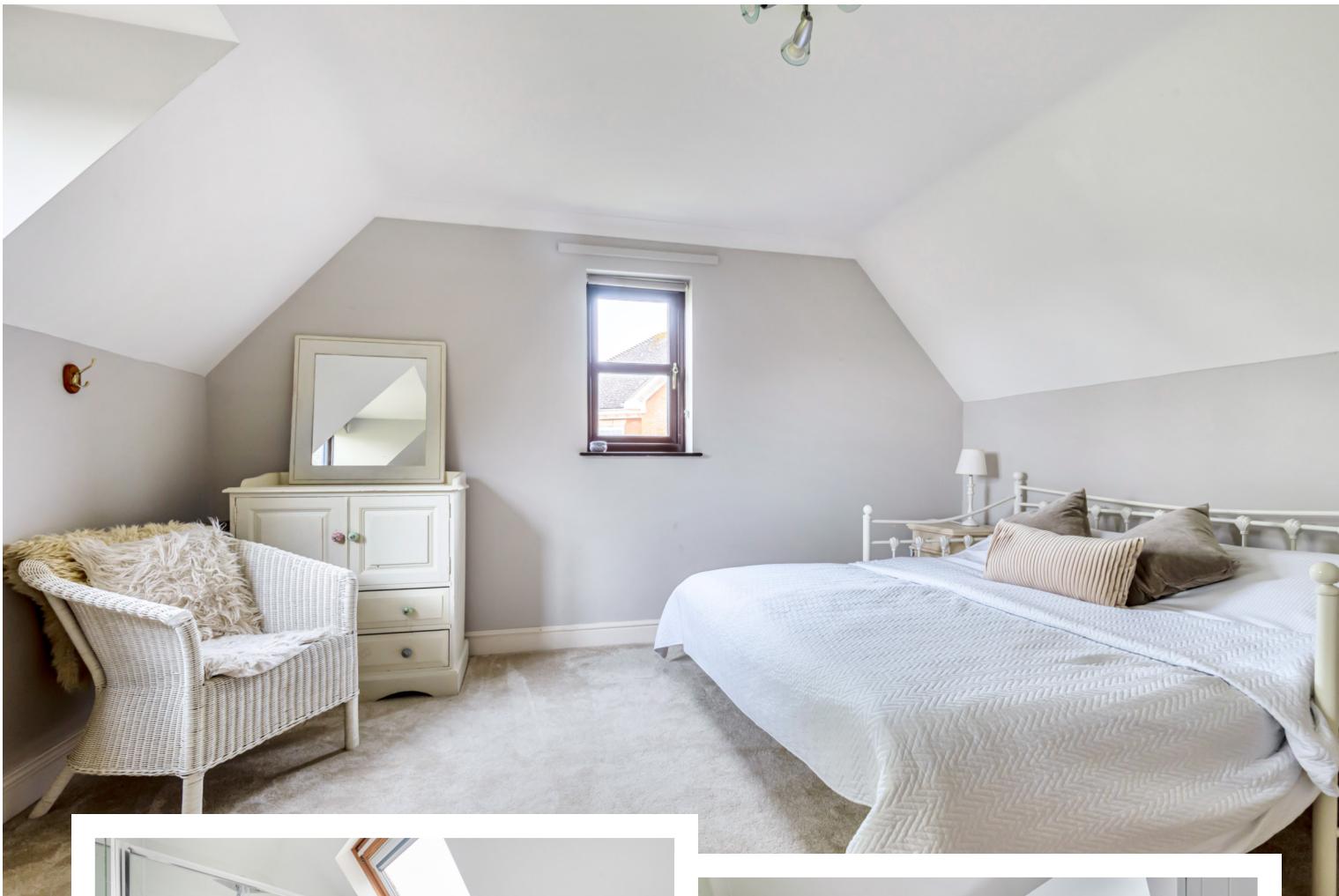
The balance of the reception rooms helps to create the perfect layout for modern-day living that demands flexibility.

The kitchen area is beautifully fitted with contrasting work surfaces in granite and iroko timber; it incorporates integrated appliances to include a wine fridge and space for an American-style fridge freezer. There is a good utility room adjacent to the kitchen area.

On the first floor, the master bedroom has its own ensuite and the four further bedrooms are served by a spacious family bathroom.

Additional features include gas fired central heating and PVCu double glazed windows and doors.





Externally, the property sits on an established plot which wraps around the house with plenty of trees and hedges for privacy.

At the front, there is an extensive paved drive with plenty of off-road parking. Additionally, there is a detached double-width garage with a playroom above which could also be a useful work-from-home space.

The gardens around the sides and the rear are laid mainly to lawn with appropriate paved terrace areas, flower beds and borders.

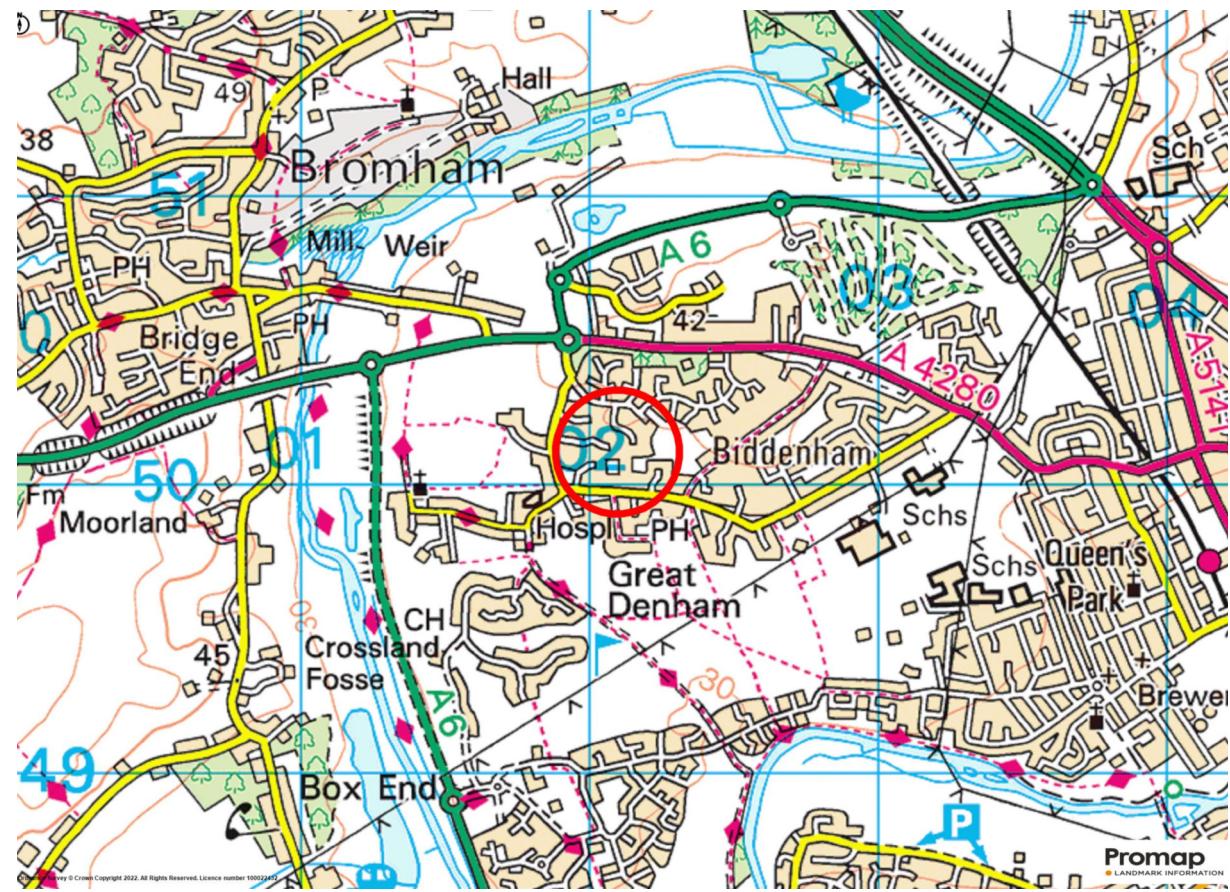
Biddenham lies just to the West of Bedford and is the closest village to the town being just two miles from Bedford's mainline railway station offering fast and frequent services to the city and beyond. The village is ideally located to take advantage of Bedford's link to the A421 that connects the M1 at Junction 13 with the A1 at the Black Cat roundabout.

Biddenham is a prosperous village with three schools, Biddenham International School and Sports College, St James' VA Primary School and St James' & St Gregory's Catholic Primary School and a Public House. The Biddenham Pavilion in the centre of the village offers a wide range of opportunities both sporting and social including two hard tennis courts. Biddenham is also ideally situated for access to Bedford's town centre for shopping and recreational facilities as well as for Bedford's wealth of private schooling offered by the Harpur Trust and others.





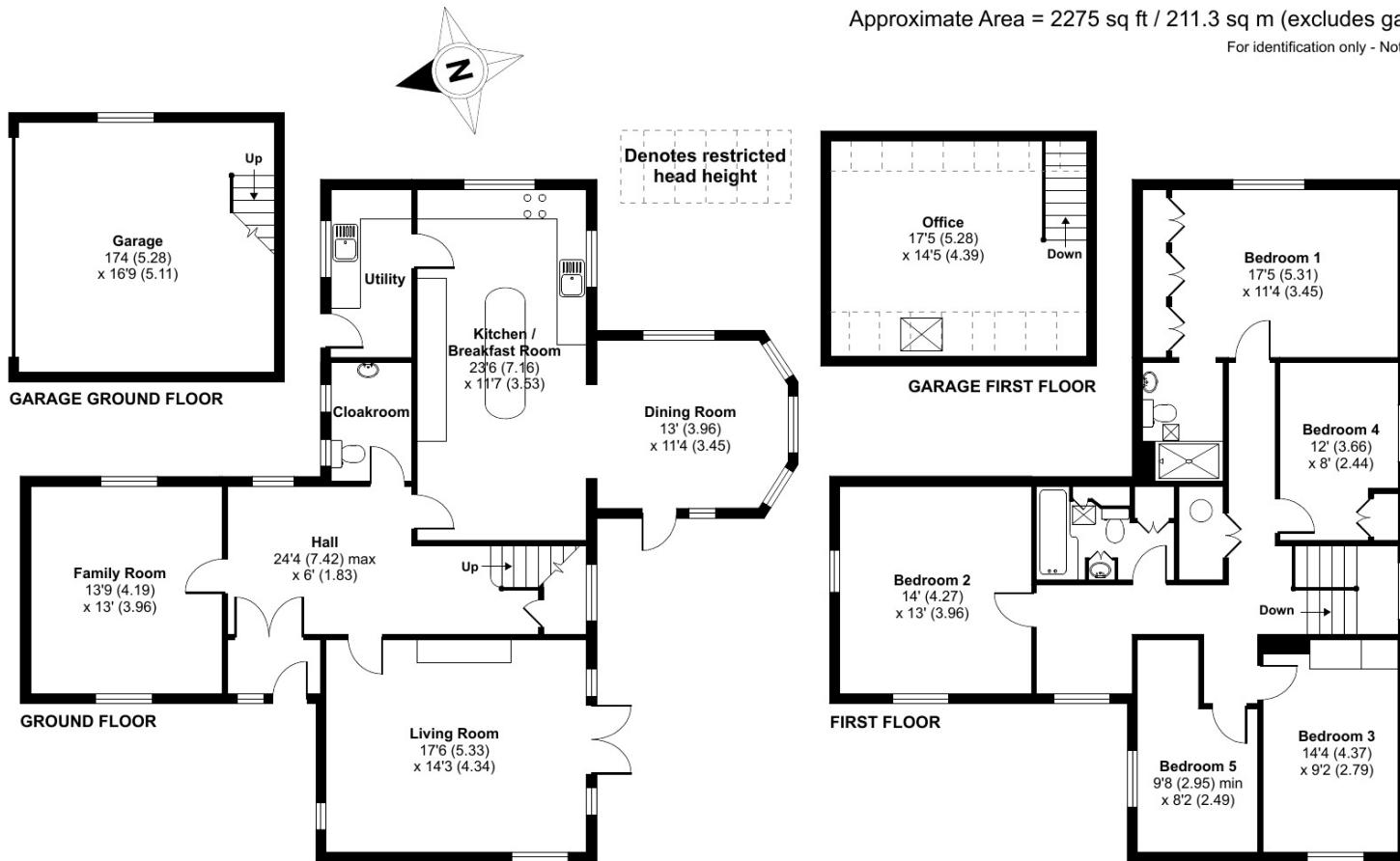
Bedford Railway Station 2 miles • Milton Keynes 16 miles • A1 Black Cat Roundabout 11 miles • M1 Junction 13 13 miles • Luton Airport 29 miles • Stansted Airport 61 miles • London 58 miles



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Approximate Area = 2275 sq ft / 211.3 sq m (excludes garage)

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.  
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