



2 St. Edmond Road, Bedford MK40 2NQ





2 St. Edmond Road  
Bedford  
MK40 2NQ

Guide £700,000

Character home on a corner plot...

- Detached property
- Corner plot
- Chain free
- Three reception rooms
- Conservatory and study
- Three/four bedrooms
- Family bathroom and en suite
- Further ground floor bathroom
- Garage and parking
- Fabulous location

- Council Tax Band G
- Energy Efficiency Rating D





## Beautifully located detached property which sits centrally in its own gardens...



Lane and Holmes are blessed to be able to bring to the market this beautifully located detached property which sits centrally in its own gardens on St Edmond Road.

Having been extended and improved since its original construction almost 100 years ago the property now offers two bay fronted reception rooms including a dual aspect family room/fourth bedroom both of which are accessed from a central entrance hall. There is also a formal dining room which opens through to a fitted kitchen and a conservatory is positioned to overlook one of the garden's secluded seating areas. The ground floor is completed by a rear lobby, utility room and a bathroom.

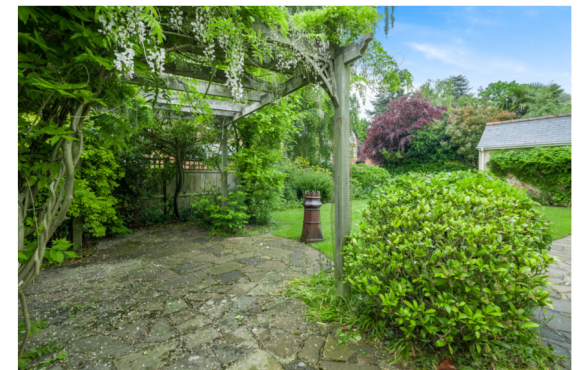
Moving upstairs there are three generous double bedrooms and a study.

There is also an en suite to the master bedroom and a refitted family bathroom.

Further benefits of the property include double glazing, gas fired central heating and no onward chain.

Externally the gardens surround the property and they incorporate lawn areas, mature trees, well stocked flower and shrub borders and a number of private paved seating areas. There is also off road parking behind gates and a detached garage.

St Edmond Road is nestled between Kimbolton Road and Park Avenue on the edge of the ever popular Saints' area just north and east of Bedford's town centre. The 62 acres of Bedford Park, home to the annual Bedford Park Proms concert series, a café, tennis courts and Robinson Pools & Fitness is a short walk away and there are a range of local amenities including a Public House and a parade of shops. Bedford itself offers excellent road and rail commuter links and there is highly regarded schooling for all ages in both the state and private sectors nearby.



## St. Edmond Road, Bedford, MK40

Approximate Area = 2085 sq ft / 193.6 sq m (excludes garage)

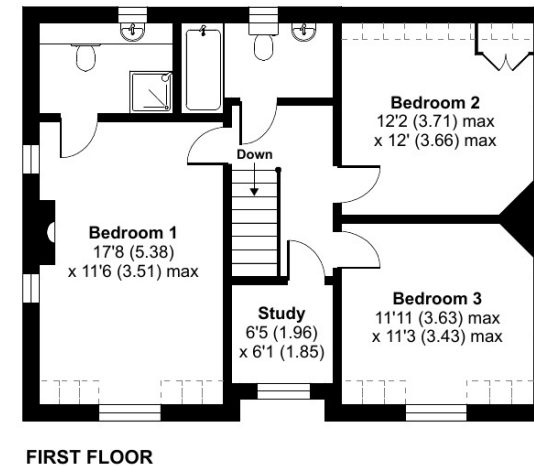
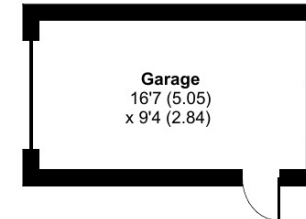
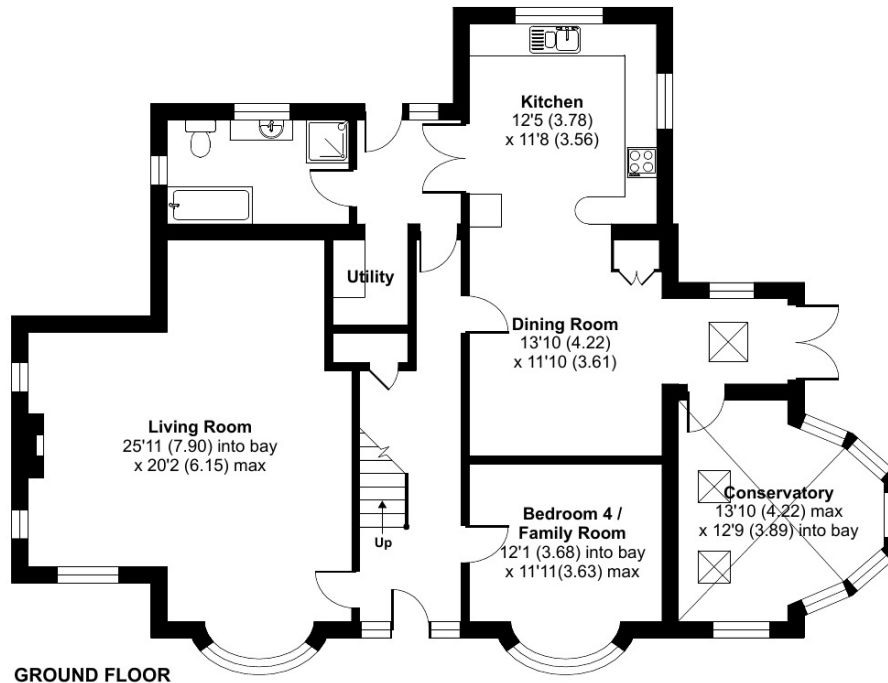
Limited Use Area(s) = 32 sq ft / 3 sq m

Total = 2117 sq ft / 196.6 sq m

For identification only - Not to scale



Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2022. Produced for Lane & Holmes. REF: 852846



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