



146 Hurst Grove, Bedford, MK40 4DS

**Lane &  
HOLMES**  
Est. 1985

146 Hurst Grove  
Bedford  
MK40 4DS

Price £450,000

Elegant family home close to  
the mainline railway station...

Detached family home  
Ground floor cloakroom  
Living and dining rooms  
Kitchen/breakfast room  
Lean to with further kitchen area  
Four bedrooms  
Bathroom  
Gas central heating  
Garage and parking  
Mature gardens



- Council Tax Band D
- Energy Efficiency Rating D

## Located on Hurst Grove in Bedford...



This is a most rare chance to purchase this attractive, detached 1950s' family home located on Hurst Grove in Bedford and being a very short walk to the mainline railway station.

The property requires general modernisation throughout but is an ideal opportunity for a buyer to put their mark on this traditional home.

On the ground floor, a particular feature is the striking oak panelled entrance hall which offers access to the bay fronted living room and the dining room which features a box bay overlooking the rear garden. The kitchen is a good size and offers ample space for a breakfast room table. Spanning the length of the property to the side there is a lean to providing a further kitchen/utility area with additional cooking facilities.

The first floor consists of four bedrooms and a bathroom with a four piece suite. The loft offers potential for conversion subject to any necessary consents.

Heating is provided by a gas to radiator system and the windows are fully double glazed.

Outside the property has twin drives drive with a paved area for parking. There is also a mature shrub area and a mixed stone front wall boundary. To the side there is a garage with some other attached ancillary buildings.

The part walled rear garden is a particular feature and measures over sixty feet in depth. There are a wide variety of shrubs within raised borders and there are many trees and plants along with a raised terrace and an area of lawn.

Hurst Grove is set just off Bromham Road on the west side of Bedford making access to Milton Keynes very easy and also to Bedford's excellent road network allowing access to the M1, A1 and A6.



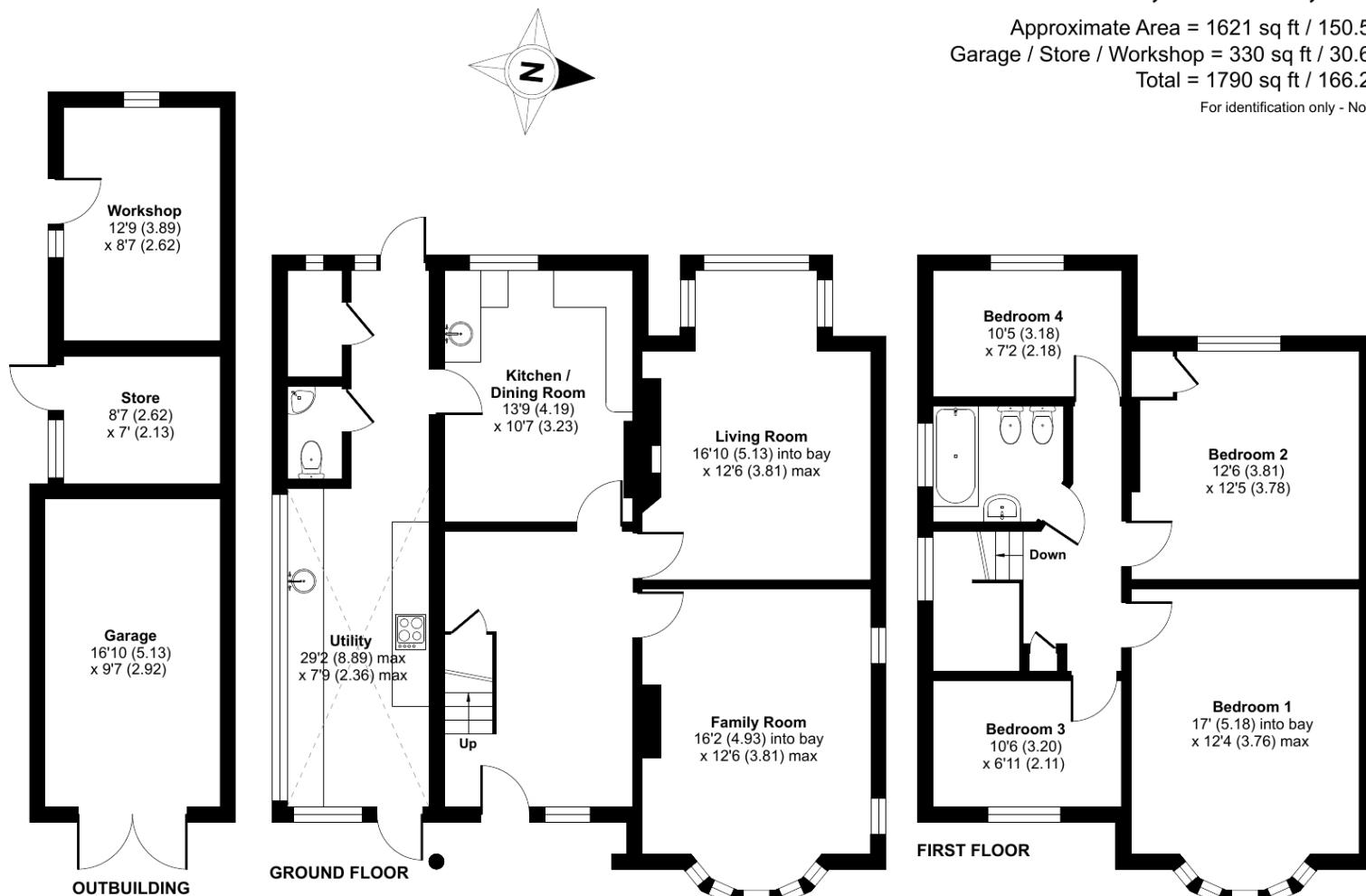
## Hurst Grove, Bedford, MK40

Approximate Area = 1621 sq ft / 150.5 sq m

Garage / Store / Workshop = 330 sq ft / 30.6 sq m

Total = 1790 sq ft / 166.2 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). ©nichescom 2023.  
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