



45 Falcon Avenue, Bedford, MK41 7DY



45 Falcon Avenue  
Bedford  
MK41 7DY

Price £450,000

Detached bungalow on corner  
plot with no upward chain...

Detached bungalow

Occupying a generous corner plot

Three well-proportioned bedrooms

Spacious living room and separate  
dining room

Fitted kitchen with garden views Utility  
area and downstairs WC

Beautifully maintained front and rear  
gardens

Single garage with electric door Private  
driveway with off-road parking

Freehold

No upward chain

- Council Tax Band E
- Energy Efficiency Rating D



## Wrap-around gardens that create a private retreat with landscaping from all angles...



Positioned on a generous corner plot in the highly sought-after 'Birds' area of Bedford, this attractive detached three-bedroom bungalow offers spacious and versatile accommodation, complemented by beautifully landscaped gardens to both the front and rear. The property overlooks a wooded area to the front and is being offered with no upward chain, it presents an excellent opportunity for a smooth and hassle-free purchase.

The property welcomes you with a large entrance hall, leading to a bright living room, a separate dining room and a conservatory that provides a peaceful view of the rear garden. The fitted kitchen overlooks the garden and is conveniently positioned next to a useful utility room and WC.

All three bedrooms are well-proportioned, offering flexible space for a variety of needs and also feature a family bathroom, equipped with both a bath and a separate shower.

Outside, the home benefits from a single garage with an electric door, a driveway for off-road parking, and wrap-around gardens that create a private retreat with landscaping from all angles.

Further benefits include PVCu double glazed windows and gas central heating. Falcon Avenue forms part of Brickhill, the property is very close to local shopping facilities, a bus route to Bedford and open green areas. Bedford's town centre offers many amenities, which include the mainline railway station. There are also a number of schools close by.

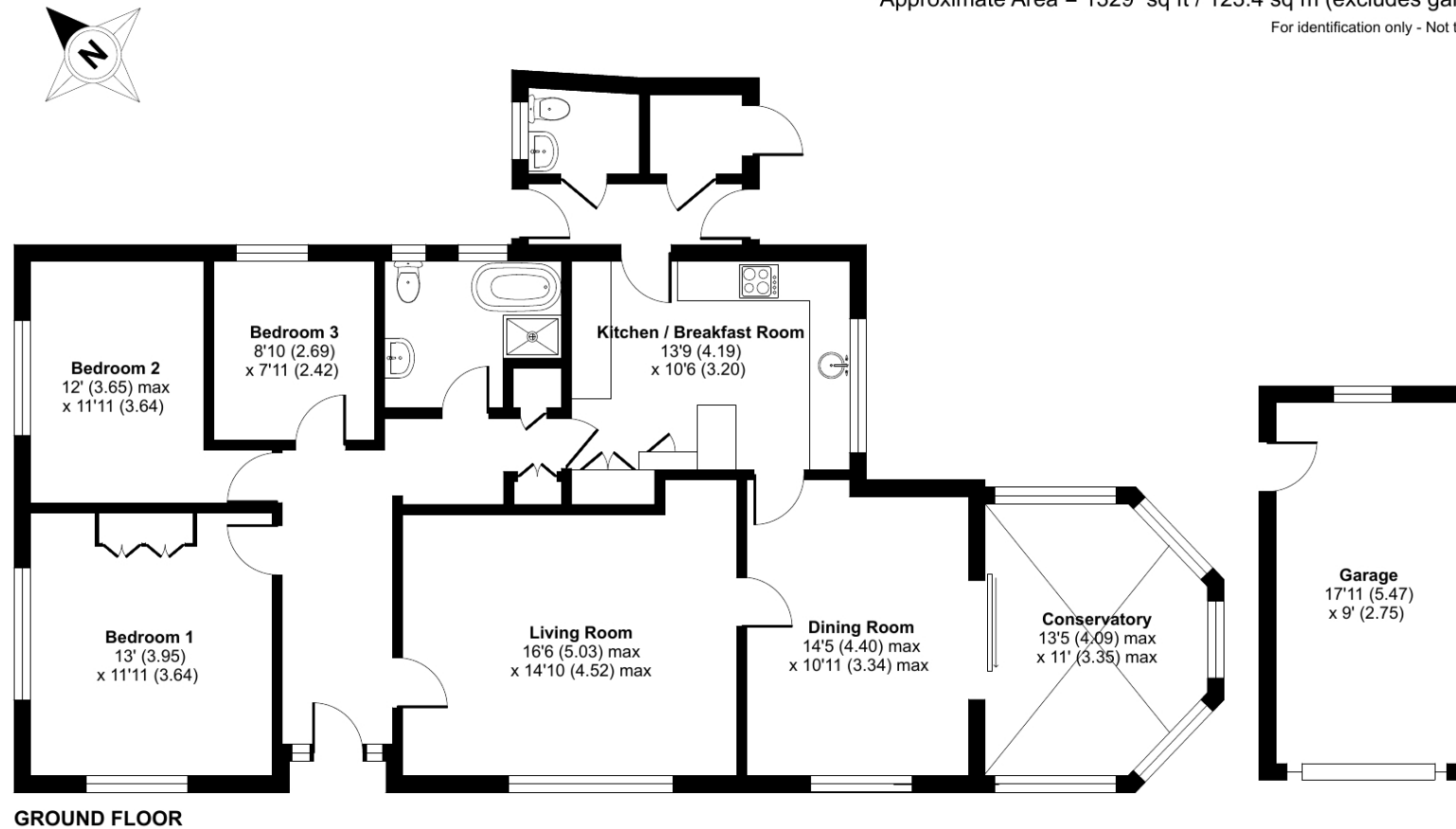
Bedford Railway Station • 2 miles  
Milton Keynes • 18 miles  
A1 Black Cat Roundabout • 9 miles  
M1 Junction 13 • 13 miles  
Luton Airport • 23 miles  
Stansted Airport • 51 miles



## Falcon Avenue, Bedford, MK41

Approximate Area = 1329 sq ft / 123.4 sq m (excludes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñchecom 2025. Produced for Lane & Holmes. REF: 1284732



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