



Tyne Crescent, Brickhill, Bedfordshire, MK41 7YL

Price: Offers Over £450,000 Freehold



Set within the sought after Brickhill area and set back from the road is this delightful four bedroom detached family home which is generously proportioned with seamless transition from room to room. There is a garage and off road parking for several vehicles. The property has been lovingly looked after by its current owners and offers great family accommodation and a beautiful maintained rear garden.



Tyne Crescent

Bedford, MK41 7YL



One of the notable features of Brickhill is its proximity to green spaces and parks. The area is surrounded by several parks and open areas, including Mowsbury Golf Course and Park, which provides opportunities for outdoor recreation, sports, and leisure activities. There are several primary and secondary schools in and around the Brickhill area, making it a suitable place for families with school-age children. While Brickhill is primarily residential, it offers convenient access to essential amenities and services. Bedford town centre is easily accessible, either by car or public transport. Bedford Train Station is the main railway station serving the town, providing connections to London, Luton, Gatwick Airport and other major towns/cities. Additionally, there are bus services that run through the area, connecting it to other parts of Bedford.



Front: Driveway leading up to the garage with a loft area and hot and cold water connected, a shingled area providing further off-road parking. A path leads to the front door as well as a personal door to the rear of the garage. There is a front garden with lawn and plants/shrubs.

Ground Floor: On entering the property the hallway has doors to the downstairs cloakroom, kitchen and lounge area. The kitchen is well equipped and fitted with a range of units. From the kitchen there is an opening leading to the dining area with doors to the rear garden. The bay windowed lounge has an opening leading through to a family area with doors opening to the rear garden.

First Floor: From the landing there are doors to four bedrooms and the family bathroom. A bedroom is currently used as a dressing room with an opening to the main bedroom.

Rear: There is a beautiful maintained rear garden with lawn, plant/shrub/flower beds/borders, summer house and a great patio area part covered.



Ground Floor



Floor 1

Approximate total area⁽¹⁾
1195.52 ft²
111.07 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		83
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

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