



**16 Larkway, Brickhill,
Bedford MK41 7JW**

**Taylor
Brightwell**



An exciting opportunity to purchase this spacious three bedroom detached house with great potential to extend and upgrade as required nicely situated on a good sized plot in the highly regarded Birds Area of Brickhill.

The accommodation comprises an extended reception hall with a cloakroom, a large, L-shaped dual aspect sitting/dining room and a separate kitchen. The first floor has the three well proportioned bedrooms, a 2 piece bathroom, a separate wc and access to the sizeable loft space.

Externally there is a good sized front garden laid to gravel plus a block paved driveway providing off road parking and access to the single garage. The excellent sized, mature rear garden measures 88 ft x 40 ft and is laid to lawn.

Located within this prime residential area just off Brickhill Drive, the property presents an excellent opportunity for a growing family. It benefits from close proximity to a wide range of facilities, including highly regarded schools (both state and private), local shops, and an excellent selection of parks and recreational amenities.

No Upward Chain. Viewing highly recommended

- * **Highly Desirable Location**
- * **3 Bedrooms**
- * **Spacious Sitting/Dining Room**
- * **Cloakroom**
- * **Separate Kitchen**
- * **Double Glazing**
- * **Gas Radiator Heating**
- * **Driveway & Garage**
- * **88 Ft x 40 Ft Rear Garden**
- * **Great Scope To Extend STPP**
- * **No Upward Chain**

FREEHOLD



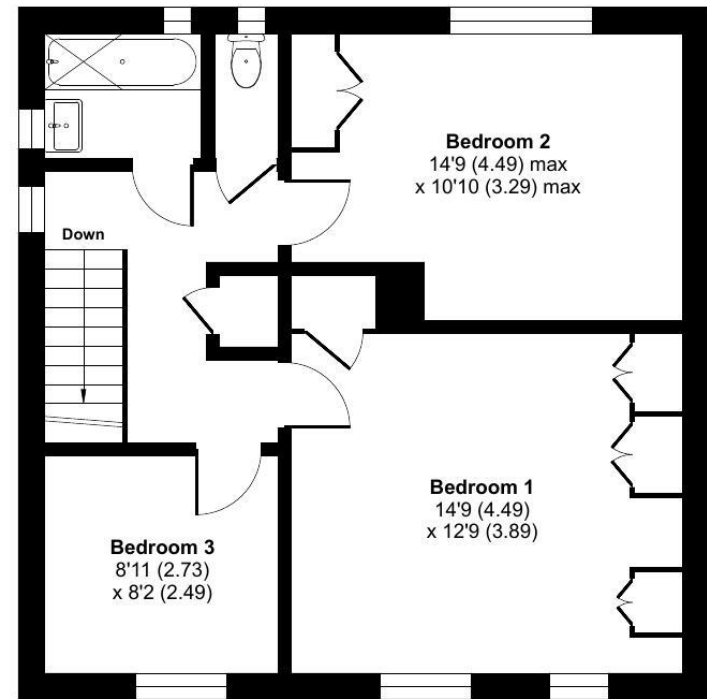
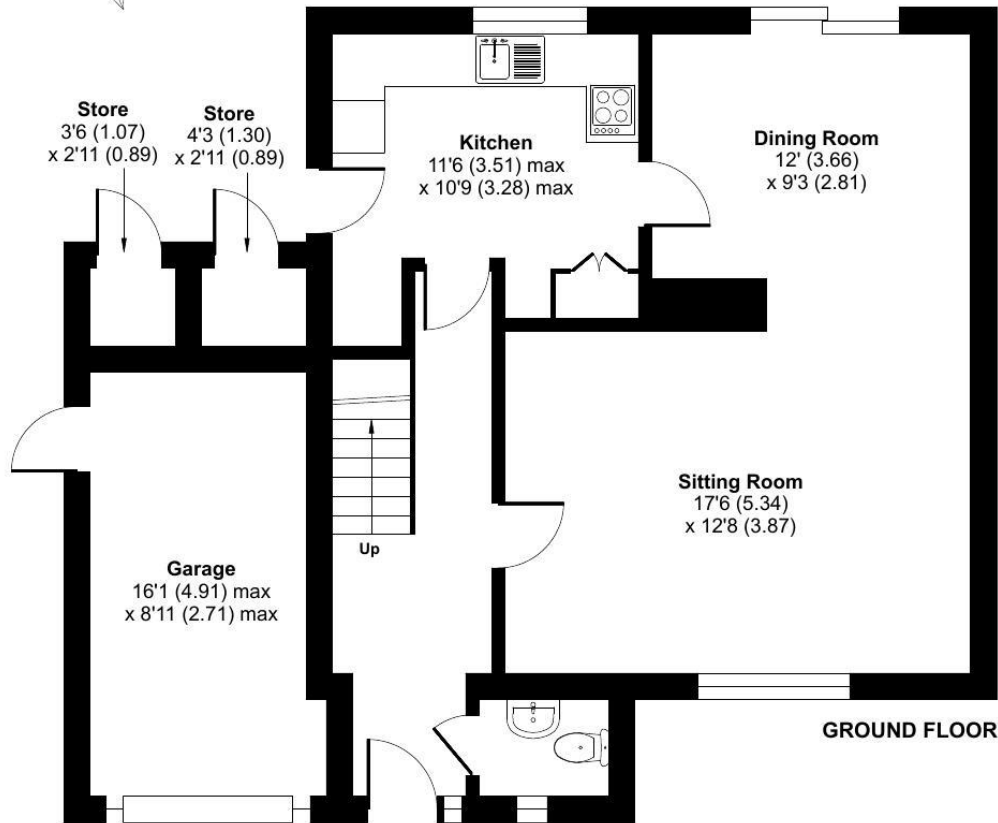
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Agents Notes: The agent has not tested any apparatus, equipment, fixtures & fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. All photographs shown are for illustration purposes only and may depict items that are not for sale or included in the sale of the property. Please note that we have not checked the situation with regards to planning consents, building regulation consents and any other relevant consents relating to this property and therefore, any interested purchaser should carry out their own enquiries with the appropriate authorities. All measurements are approximate and for guidance only. The particulars do not form part of any contract and all properties are offered subject to contract. Neither Taylor Brightwell nor any of its employees or agents has any authority to make or give any representation or warranty whatsoever in relation to this property.



GROUND FLOOR

FIRST FLOOR

Approximate Area = 1200 sq ft / 111.5 sq m
Garage = 132 sq ft / 12.3 sq m
Outbuildings = 21 sq ft / 1.9 sq m
Total = 1353 sq ft / 125.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Taylor Brightwell. REF: 1519869