



**65 Larkway Way, Brickhill,
Bedford MK41 7JW**

**Taylor
Brightwell**



A thoughtfully extended and very well presented four bedroom semi-detached home, featuring a wonderful 110 ft private rear garden. Ideally located in the highly sought after Birds Area of Brickhill with many local amenities nearby and convenient access to the town centre and mainline railway station.

The accommodation begins with a spacious and welcoming reception hall, complete with luxury vinyl flooring. There is a light and airy sitting room, alongside a separate dining room with doors opening into a large conservatory. The kitchen has been comprehensively refitted with a range of contemporary units and integrated appliances and flows into an impressively sized utility/breakfast room. This space also provides access to a cloakroom and internal entry to the garage.

On the first floor, there are four well-proportioned bedrooms, including a generous principal bedroom with a luxurious en-suite shower room, as well as a stylishly refitted family bathroom.

Externally, the beautifully maintained rear garden, which is not overlooked, measures approximately 110 ft by 32 ft. It features a spacious block paved seating terrace, a well kept lawn and attractively planted borders. To the front, the open plan, low maintenance garden offers ample off road parking and access to the integral garage, which is fitted with an electric roller door.

This property presents an excellent opportunity to acquire a spacious and versatile family home in a highly desirable location. Early viewing is strongly recommended.

- * **Extended 4 Bedroom Semi Detached**
- * **2 Reception Rooms**
- * **Refitted Kitchen**
- * **Large Utility/Breakfast Room**
- * **Good Sized Conservatory**
- * **Cloakroom**
- * **Refitted Family Bathroom**
- * **Luxury Ensuite Shower Room**
- * **110 Ft Private Rear Garden**
- * **Ample Parking & Garage**

FREEHOLD



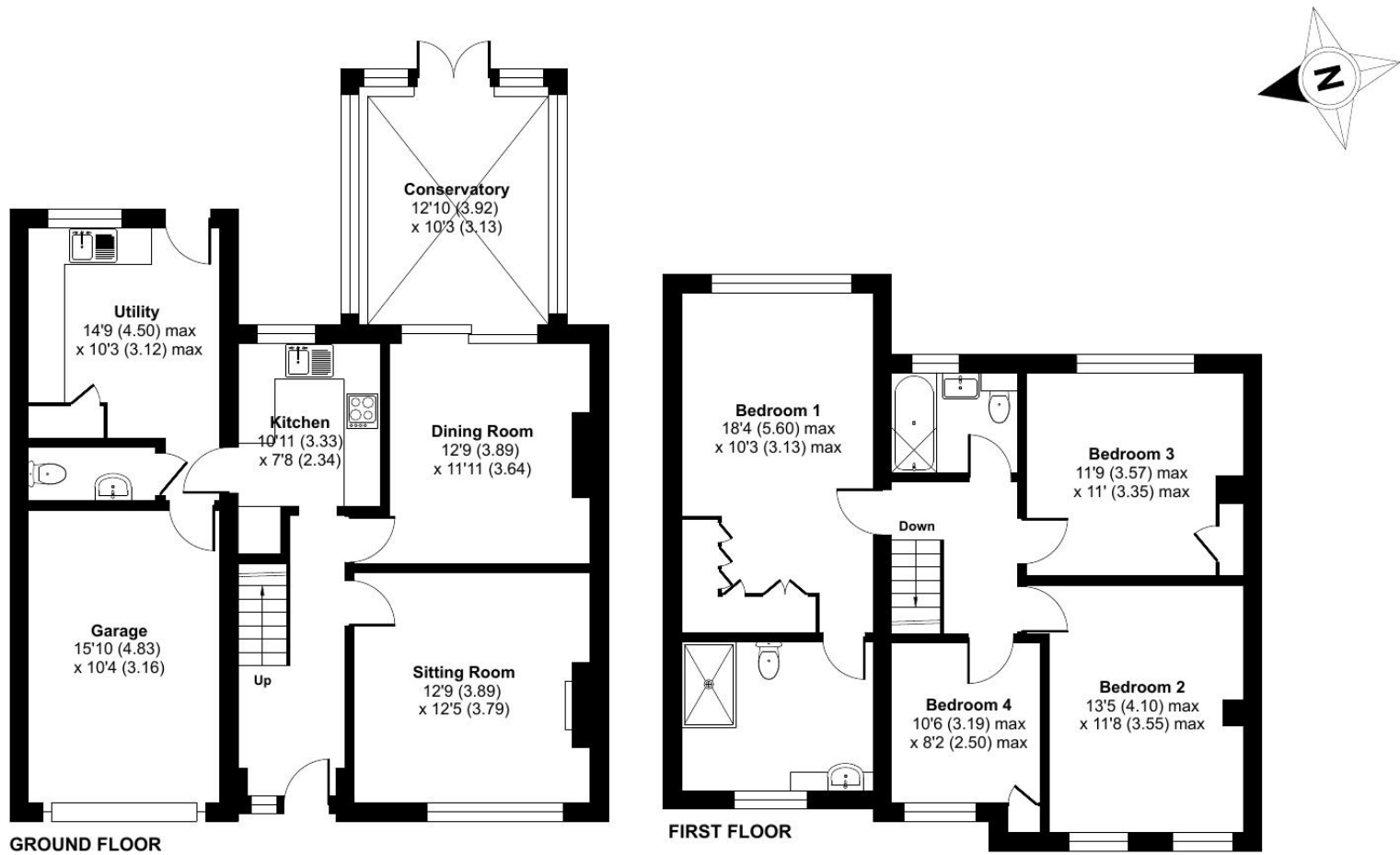
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Approximate Area = 1539 sq ft / 142.9 sq m

Garage = 164 sq ft / 15.2 sq m

Total = 1703 sq ft / 158.1 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: 1463805