



**Dragonfly Crescent, Biddenham, Bedford, MK40 4UB**  
**£350,000 Freehold**



A recently constructed 3 bedroom end terrace family home situated in the popular village of Biddenham. The property benefits from 2 car parking spaces and a fitted kitchen with integrated appliances including washing machine, dishwasher, fridge/freezer, oven, hob and extractor hood.

The accommodation briefly comprises of Entrance hall, large living room to the rear with french doors to the rear garden, modern fitted kitchen/diner, master bedroom with en-suite shower room, 2 further bedrooms and a family bathroom. The rear garden is enclosed by panel fencing and laid mainly to lawn, the timber shed will remain.

Ideal first home or buy to let investment

### Entrance Hall

### Lounge

16'4 x 13'5 (4.98m x 4.09m)

### Kitchen/Dining Room

15'8 x 9'2 (4.78m x 2.79m)

### WC

### Landing

### Bedroom 1

14'8 x 9'2 (4.47m x 2.79m)

### Ensuite

### Bedroom 2

14'8 x 9'2 (4.47m x 2.79m)

### Bedroom 3

### Bathroom

### Enclosed Rear Garden

### Driveway for 2 Cars

### Biddenham - St Mary's Field

Biddenham is a highly desirable village near to the River Great Ouse and is located approximately 2 miles from Bedford Town Centre and just over a mile from Bedford Train Station. It has three schools, a private hospital, church and a village pub. The village hall and a secondary pavilion with grounds are used for sports and other village activities. This property is situated in the sought after development of St Mary's Field and offers great road and rail connections. Good vehicular access to the A428, A6 and the A421 which leads on to the A1(M) and M1 Motorways.

### Service Charge

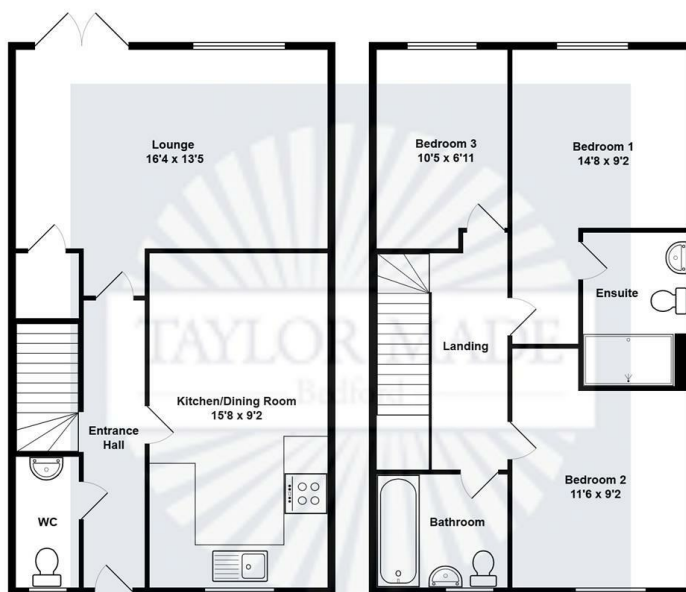
Service Charge: Approximately £250 per annum

Council Tax: Bedford Borough D



| Energy Efficiency Rating |         | Environmental Impact (CO <sub>2</sub> ) Rating |         |
|--------------------------|---------|--|---------|
| Current                  | Maximum | Current  | Maximum |
| A                        | A       | A  | A       |
| B                        | B       | B  | B       |
| C                        | C       | C  | C       |
| D                        | D       | D  | D       |
| E                        | E       | E  | E       |
| F                        | F       | F  | F       |
| G                        | G       | G  | G       |

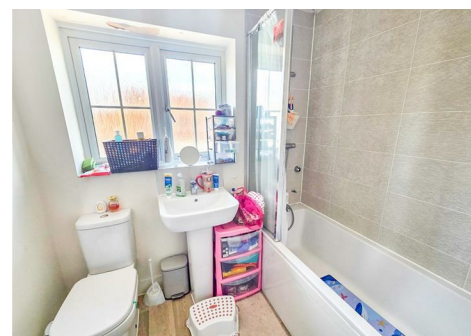
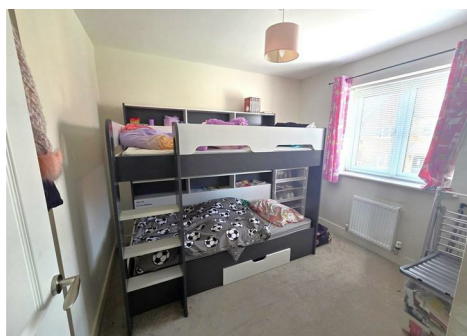
Energy Efficiency Rating: 84 (Current), 96 (Maximum)  
 Environmental Impact (CO<sub>2</sub>) Rating: A (Current), A (Maximum)



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Please note this floorplan and all furniture shown is for illustration purposes only. It is not drawn to scale and any measurements, floor areas, openings and orientations are approximates. No liability is taken for any error, omission or misstatements. A party must rely on their own inspection(s). Plan produced by Taylor Made Bedford. Powered by ZPlan.

These particulars of sale are a general outline, acting as guidance only. All descriptions, dimensions and references to condition are given without responsibility falling upon the vendors or their agents. Taylor Made Residential has not tested any apparatus, equipment, fixtures or services. We have not sought to verify the legal title of the property, purchasers must obtain verification from their solicitor. This is offered for sale on a Subject to Contract and Without Prejudice basis 2026.



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