

**James
Kendall**
Estate Agents

16 Biddenham Turn, Biddenham

Bedford

Offers Over **£1,000,000**

16 Biddenham Turn

Biddenham, Bedford

The village of Biddenham offers a calm feel, with local amenities and nearby countryside. There's a private hospital, a local pub, sports facilities and a pavilion, as well as a primary school and an International School. Council Tax band: G

Tenure: Freehold

- Substantial detached residence on a 0.5-acre plot
- Situated on one of Bedford's most sought-after roads
- Possibility to open up and extend the accommodation (stp)
- Annexe potential to one side for multi-generational living
- Refreshed throughout, with a new kitchen and bathrooms
- Close to renowned schools, the mainline station and major roads



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract.

We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

If a property is unoccupied at any time there may be reconnection charges for any switched-off/disconnected or drained services or appliances - All measurements are approximate.

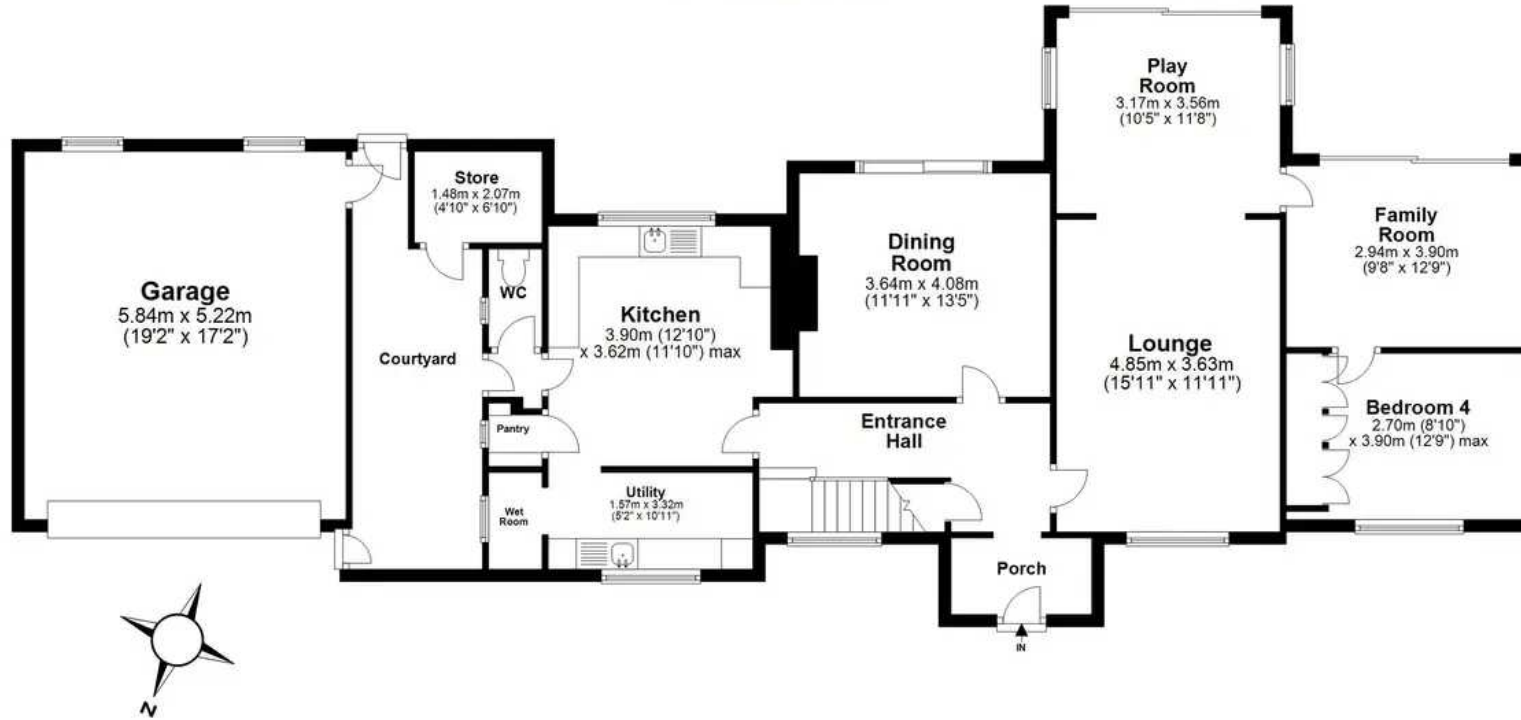






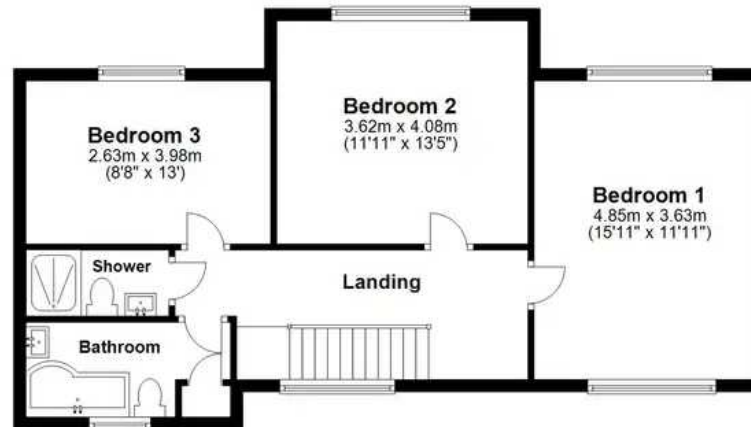
Ground Floor

Main area: approx. 107.9 sq. metres (1161.9 sq. feet)
Plus garages: approx. 30.5 sq. metres (328.4 sq. feet)
Plus outbuildings: approx. 3.1 sq. metres (33.1 sq. feet)



First Floor

Approx. 63.7 sq. metres (685.3 sq. feet)



Main area: Approx. 171.6 sq. metres (1847.2 sq. feet)

Plus garages: approx. 30.5 sq. metres (328.4 sq. feet)
Plus outbuildings: approx. 3.1 sq. metres (33.1 sq. feet)

Every attempt has been made to ensure the accuracy of this floorplan, however no responsibility is taken for any errors, omissions or mis-measurements. This plan is for illustrative purposes and is a guideline only, and should be used as such by any prospective purchaser.

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Plan produced using PlanUp.



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