



85 Bromham Road
Bedford | Bedfordshire | MK40 4BS

FINE & COUNTRY

85 BROMHAM ROAD

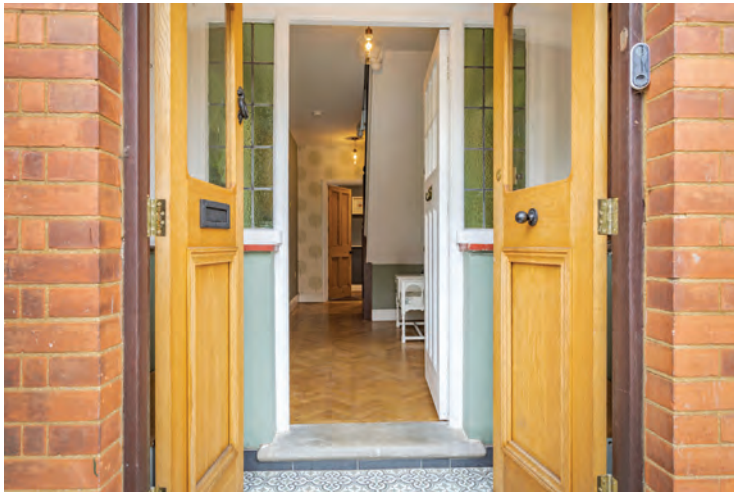
Superbly positioned, this spacious five bedroom home is perfect for a busy family, and is sure to set the scene for many special memories. Fully refurbished with no chain, this home generously spans over three floors including a fantastic loft conversion.



KEY FEATURES

Ground Floor

The airy entrance hallway boasts an impressive handmade front door, together with beautiful parquet flooring and the original wooden doors, leading to several reception rooms and a toilet. The heart of the home is the spacious open plan kitchen, dining and lounge area, with dual aspect windows and ideal for entertaining. There is an abundance of natural light with the added benefit of planning permission to extend further. The contemporary fitted kitchen area is well appointed, featuring a dual control aga, ample storage and a breakfast bar. Patio doors lead outside to a delightful relaxation area, sheltered under a central pergola, allowing for alfresco living.





SELLER INSIGHT

“ Occupying a corner plot on Bromham Road on the Northwest side of Bedford, this 1930's double fronted detached house with private south facing garden has been lovingly restored by the current owners. With countryside and the River Great Ouse to one side and the town centre to the other, the location offers freedom and convenience.

'We were looking for a detached house with a large garden and outhouses near to schools which would home us, our three children, an au pair and a small menagerie of animals. 85 Bromham Road ticked all the boxes. As we were working in London, close proximity to the train station was also a must. Since moving in, our children have walked to school and enjoyed the freedom of accessing town without needing us to ferry them around.'

'When we purchased the house in 2016 it had barely been touched since the 1950s, so we have methodically renovated it, starting with plumbing and electrics and a loft conversion. We moved the kitchen from the back of the house – a small 1950's original Hygena kitchen in red, cream and blue melamine – to the then living room. Almost every wall has been taken back to brick, chimneys have been removed and we've created a master suite. Almost every surface in the property, inside and out, has been renewed.'

'The house gets all day sun; it hits the left side of the house at sunrise then moves around the front, touching each room in turn. Late afternoon it infiltrates the master bedroom, first through the front window and then moving to the side. The patio outside the kitchen receives the first and the last rays of the sun – it's really magical.'

'It's a beautifully roomy house and everyone has their own space however there is also good family space. It caters perfectly for everyone. Considering we have relatively close neighbours the garden isn't particularly overlooked.'

'We have some very nice neighbours and some good friends that live on the crescent at the back of us – everyone helps each other out with deliveries and lending things etc.'

'Nothing is too far away and shops, schools and the train station are all within walking distance. The area has some good sports facilities, including golf clubs, gyms and a good hockey club. There is no shortage of good walks nearby and for quick dog walks - Bedford Park is close.*'

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









First Floor

The staircase rises to the first floor, leading to two sizable bedrooms sharing a modern bathroom boasting porcelanosa tiles. The master bedroom is spacious, with dual aspect windows, a walk in wardrobe and an en-suite bathroom with a free standing ball and claw bath.















Day	Leas	Name	Time	Urgent	Priority	Due	Status	Notes
Monday	18	Meeting	10:00	High	High	10:00	Completed	Discuss Q3 report
Tuesday	19	Project	14:00	Medium	Medium	14:00	In Progress	Review design
Wednesday	20	Client	09:00	High	High	09:00	Completed	Present proposal
Thursday	21	Meeting	15:00	Medium	Medium	15:00	Completed	Team sync
Friday	22	Project	10:00	High	High	10:00	In Progress	Final review
Saturday	23	Meeting	11:00	Medium	Medium	11:00	Completed	Client call
Sunday	24	Project	09:00	High	High	09:00	In Progress	Final prep
Monday	25	Meeting	10:00	High	High	10:00	Completed	Final presentation
Tuesday	26	Project	14:00	Medium	Medium	14:00	Completed	Project wrap-up
Wednesday	27	Meeting	09:00	High	High	09:00	Completed	Review meeting
Thursday	28	Project	10:00	High	High	10:00	In Progress	Final check
Friday	29	Meeting	11:00	Medium	Medium	11:00	Completed	Team meeting
Saturday	30	Project	09:00	High	High	09:00	In Progress	Final prep
Sunday	31	Meeting	10:00	High	High	10:00	Completed	Final review



Second Floor

The second floor has two more airy bedrooms, both with the luxury of their own three-piece en-suite shower rooms. The roof has five velux windows, allowing for plenty of light throughout and pleasant views of Bedford. The home also includes an air-condition system in many rooms.







KEY FEATURES

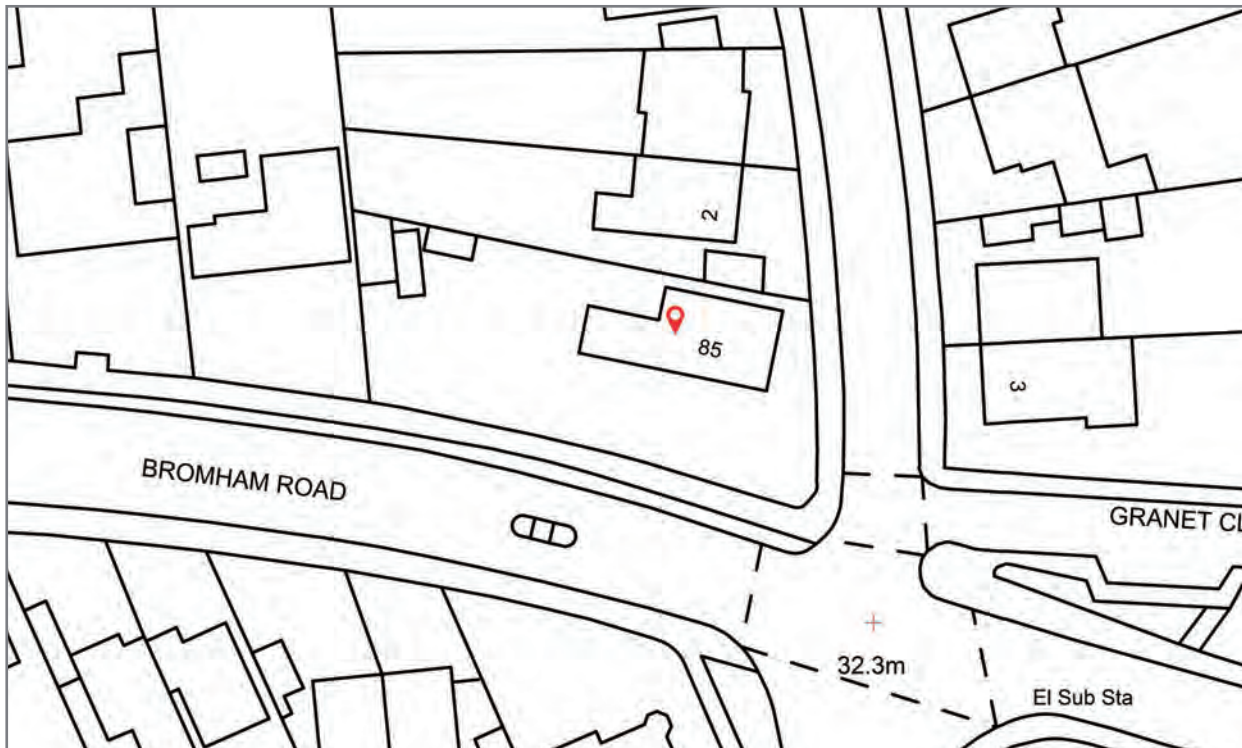
Outside

The house and garden are both southward facing, benefitting from sunlight throughout the day, with a tall hedge granting plenty of privacy outside. The property is accessed via two driveways that flank the property on both sides, offering ample off-street parking for seven cars. There are two garages and a capacious shed for additional storage.

Location

This home is located enviably close to countless amenities. It is within walking distance to the town centre, the river & parks, and the train station for commuting to London in under forty minutes. Situated very close by are also many schools, including the exceptional private schools that Bedford has to offer. A five minute drive to several golf courses, a wake boarding lake and under twenty minutes drive to the M1.





INFORMATION

Services

Connected to all mains gas, water, drainage and electricity

Local Authority

Bedford Borough Council

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 07810 805133.

Website

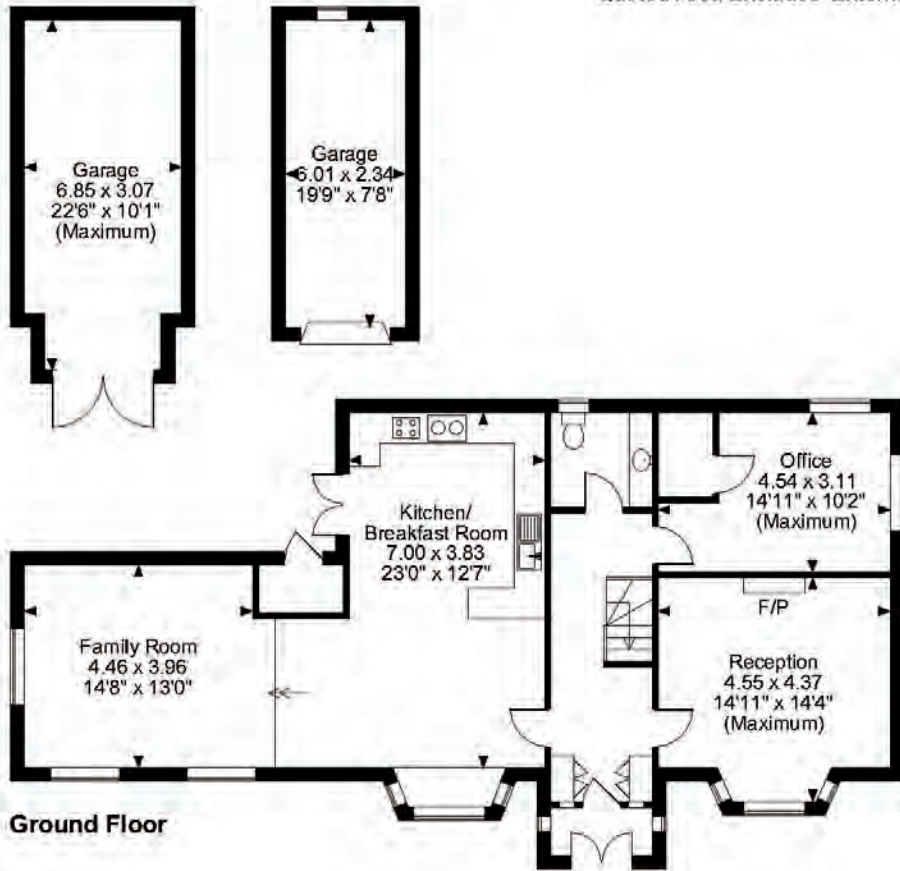
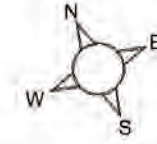
For more information visit <https://www.fineandcountry.com/uk/bedford-central-bedfordshire>

Directions

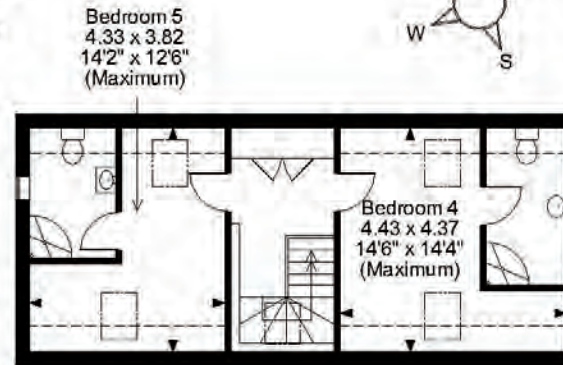
The property is situated on the corner of where Beverly Crescent meets Bromham Road.



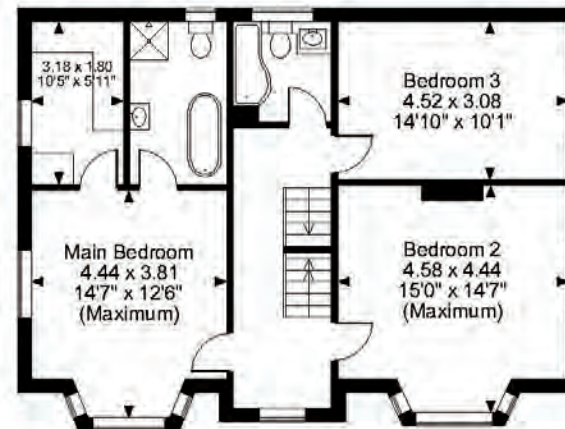
Bromham Road, Bedford
Approximate Gross Internal Area
Main House = 2303 Sq Ft/214 Sq M
Garage = 370 Sq Ft/34 Sq M
 Quoted Area Excludes 'External C/B'



Ground Floor



Second Floor



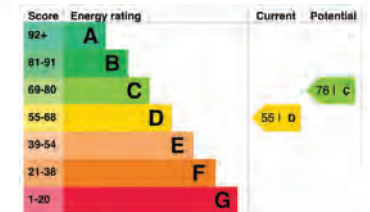
First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

Denotes restricted head height

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FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things
that make a home*



BEN PERKINS LUXURY PROPERTY CONSULTANT

Fine & Country Bedford
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For over a decade, I've thoroughly enjoyed working in the property sector and have a wealth of knowledge in the Bedfordshire and London areas. I strive to maximise sale prices in the desired time frames, whilst keeping the process smooth and stress free. I achieve this by creating positive reports, based on trust and care, and combined with my attention to detail, I am confident in producing exceptional results. Each house has special characteristics and its own story, so by instructing me, I would offer a world class bespoke marketing service, tailored to your unique property. At Fine & Country, we utilise all the latest technologies including only working with the best photographers and videographers. With access to a network of over 300 F&C locations across the UK and worldwide, this allows me to maximise the exposure of your property, creating strong buyer competition in order to drive the sale price up to its peak. I live in Bedford and have grown up in the Bedfordshire area. When I am not working, I love spending time with my family and dogs, walking at many great locations, my favourite being Rowney Warren Woods.



SARANG KALELKAR HIGH NET WORTH MORTGAGE ADVISOR

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I've been in the Financial Services industry since early 2014. During this time, I've gained a wide range of experience which allows me to advise and support my clients in the right way throughout their journey, and to secure the most suitable outcome for them. My job is to enable my clients to achieve their hopes and dreams, and to ensure that they and their loved ones are suitably protected. The best part of my role is when I hear great feedback from my clients about the positive and supportive experience they've had with me.

High Net Worth Mortgage Specialists



THE FINE & COUNTRY
FOUNDATION

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