



**Cameron Crescent, Biddenham, Bedford, MK40 4TH**  
**Offers over £550,000 Freehold**



A chance to acquire this detached 5 double bedroom townhouse ideally situated in this quiet and popular location in Biddenham, Bedford. This well presented and spacious family home offers spacious living accommodation over three floors and is ideally positioned on a generous corner plot. The ground floor offers a welcoming entrance hall with a convenient WC, a spacious lounge which flows into the conservatory, a modern kitchen/diner which is well-appointed with a range of integrated appliances and a useful utility area with a storage cupboard. The first floor comprises a well-proportioned master bedroom with built-in wardrobes and a stylish en suite, there are two further generous double bedrooms and a family bathroom. On the second floor there are two more double bedrooms and an ensuite to bedroom two. Outside the property boasts a low-maintenance garden featuring AstroTurf and a decking area, a driveway provides parking for two cars, complemented by a single garage. Internal viewing is strongly recommended!

Entrance Hall

WC

Lounge

19'5 x 11' (5.92m x 3.35m)

Conservatory

14'7 x 9' (4.45m x 2.74m)

Kitchen/Dining Room

19'10 x 16'11 (max) (6.05m x 5.16m (max))

Utility

First Floor Landing

Bedroom 1

14'7 x 10'3 (max) (4.45m x 3.12m (max))

Ensuite

Bedroom 4

11' x 10'1 (3.35m x 3.07m)

Bedroom 5

11' x 9'3 (3.35m x 2.82m)

Bathroom

Second Floor Landing

Bedroom 2

10'6 x 10'3 (max) (3.20m x 3.12m (max))

Ensuite

Bedroom 3

17'4 x 15' (5.28m x 4.57m)

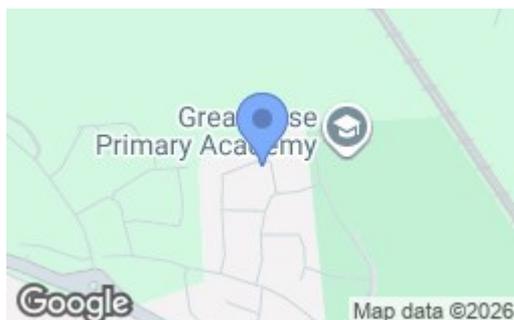
Private Garden

Garage & Driveway

22'10 x 10'9 (6.96m x 3.28m)

Biddenham Village

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. There are great road and rail connections with good vehicular access to the A428, A6 and the A421 which leads on to the A1(M) and M1 Motorways.



Council Tax: Bedford Borough F



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Maximum	Current	Maximum
Very energy efficient - lower running costs 93 (A)	93 (A)	Very environmentally friendly - lower CO <sub>2</sub> emissions 93 (A)	93 (A)
85 (B)	93 (A)	85 (B)	93 (A)
79 (C)	93 (A)	79 (C)	93 (A)
73 (D)	93 (A)	73 (D)	93 (A)
67 (E)	93 (A)	67 (E)	93 (A)
61 (F)	93 (A)	61 (F)	93 (A)
55 (G)	93 (A)	55 (G)	93 (A)
Not energy efficient - higher running costs England & Wales EU Directive 2002/91/EC	93 (A)	Not environmentally friendly - higher CO <sub>2</sub> emissions England & Wales EU Directive 2002/91/EC	93 (A)

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 approximate. No liability is taken for any error, omission or misstatement. 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.



Taylor Made Residential Limited  
Taylor House, Roman Gate, Saxon Way, Great Denham, Bedford, MK40 4FU



01234 302043



bedford@taylormadeproperties.co.uk  
www.taylorlandandpropertygroup.co.uk

Company Registration: 10726223 VAT Number: 268 8165 58

