



Watercress Rise, Biddenham Guide Price of £400,000

Bay-fronted living room – plenty of space for sofas, storage and relaxed evenings together | Kitchen and dining areas connect neatly – meals, homework or coffee with the doors open | French doors open to a walled garden – private, practical and low-maintenance | Downstairs WC – everyday convenience for family life or visiting guests | Main bedroom with fitted wardrobes and en-suite – no queues when everyone's getting ready | Family bathroom with full-size bath – morning routines or end-of-day wind-downs | Third bedroom works as a guest room, nursery or home office – fits the stage you're at | Driveway beside the house – garage for storage, gym setup or bikes and tools | Biddenham location – river walks, pub, Pavilion and quick links into Bedford and London | A home that's genuinely easy to live in - practical, balanced and comfortable



In a quiet spot within walking distance of green space and village life, this home gives you the balance most people look for – comfortable living areas, practical touches and a layout that works just as well for couples, families or anyone wanting a simpler pace.

The living room sits at the front of the home, with a bay window creating a natural spot for a sofa or reading chair. It's big enough for family film nights, gatherings with friends or simply stretching out and unwinding after work. The layout feels open but still defined – spaces flow together without losing their sense of purpose.

Cooking here is straight forward - the kitchen has everything where you'd want it – plenty of worktop space, integrated appliances and easy access to the dining area.

There's room for a proper table without it feeling tight, and those French doors lead straight out to the garden for summer meals or morning coffee.

Hard flooring throughout the ground floor makes life simple when kids or pets come charging in, and the downstairs WC adds the sort of practicality every family quietly values.

When it's time to settle in for the night the main bedroom has built-in storage to keep things tidy, and an en-suite that makes mornings run smoothly – no waiting for the shower or queueing when everyone's getting ready at once.

The second bedroom comfortably takes a double bed and wardrobe, while the third works well as a nursery, guest room or home office, depending on what stage of life you're in.

You'll love the family bathroom which has a full-sized bath for those end-of-day soaks but also suits quick, out-the-door mornings when time's short.

Own a car or two? Parking's easy here. The driveway sits right beside the house, with a garage for storage, a small gym setup or somewhere to keep bikes and tools.

A walled garden feels private without demanding too much attention – patio for dinner outdoors, lawn for the kids or dog to run, and space to relax without losing your weekend to maintenance.

Biddenham delivers that blend of village calm and everyday convenience that keeps people rooted here for years. You've got walks by the river, a local pub that's a genuine part of the community, and the Pavilion with its sports and social events through the seasons.

Bedford station is just a couple of miles away – direct trains to London St Pancras in under 45 minutes – and the A421 connects easily with the M1 and A1. Local schools are highly regarded, including Biddenham International and St James' VA Primary, while Bedford Modern and Bedford Girls' School are a short drive away.

It's a home that fits around the way life's actually lived – comfortable, low-stress and ready to grow with whoever calls it theirs next.

| ADDITIONAL INFORMATION

Council Tax Band - C

EPC Rating - B

| GROUND FLOOR

Living Room: Approx 18' 7" x 11' 1" (5.67m x 3.39m)

Kitchen: Approx 10' 0" x 9' 6" (3.05m x 2.90m)

Dining Room: Approx 9' 9" x 7' 9" (2.97m x 2.37m)

Downstairs Cloakroom: 5' 9" x 3' 3" (1.75m x 0.99m)

| FIRST FLOOR

Bedroom One: Approx 15' 1" x 12' 8" (4.59m x 3.85m)

En-Suite: Approx 7' 5" x 5' 0" (2.26m x 1.52m)

Bedroom Two: Approx 11' 3" x 8' 11" (3.44m x 2.72m)

Bedroom Three: Approx 9' 7" x 6' 9" (2.91m x 2.06m)

Bathroom: Approx 6' 10" x 6' 4" (2.08m x 1.93m)

| OUTSIDE

Garage: Approx 22' 8" x 10' 6" (6.90m x 3.20m)

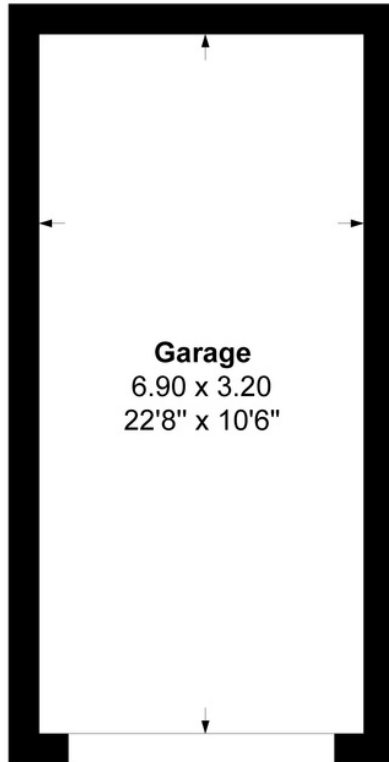
Driveway Providing off road parking

Rear garden with gated access to the side



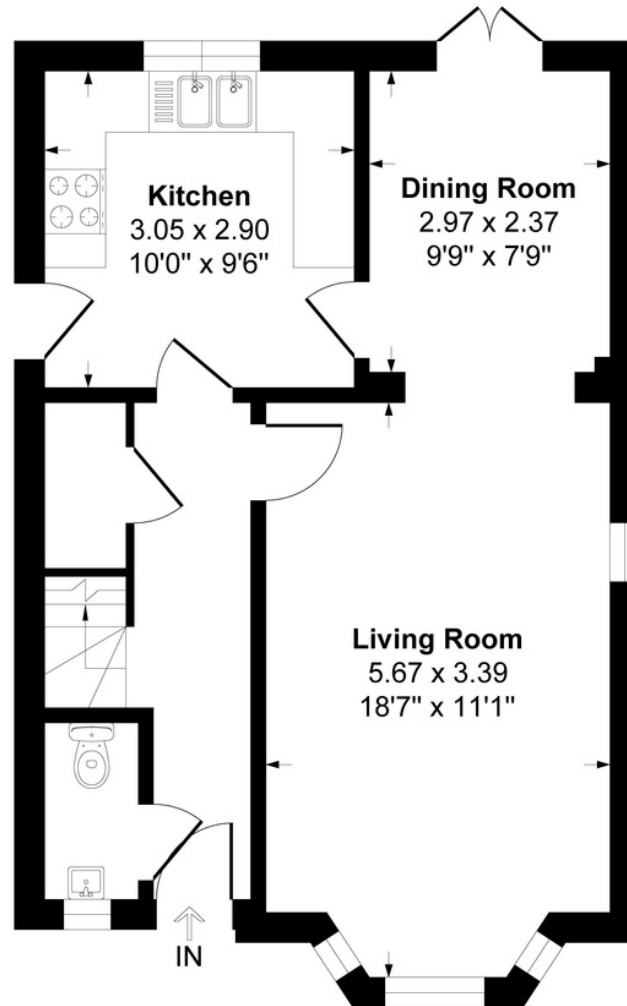
Garage

Approx. 22.0 sq. metres (238.6 sq. feet)



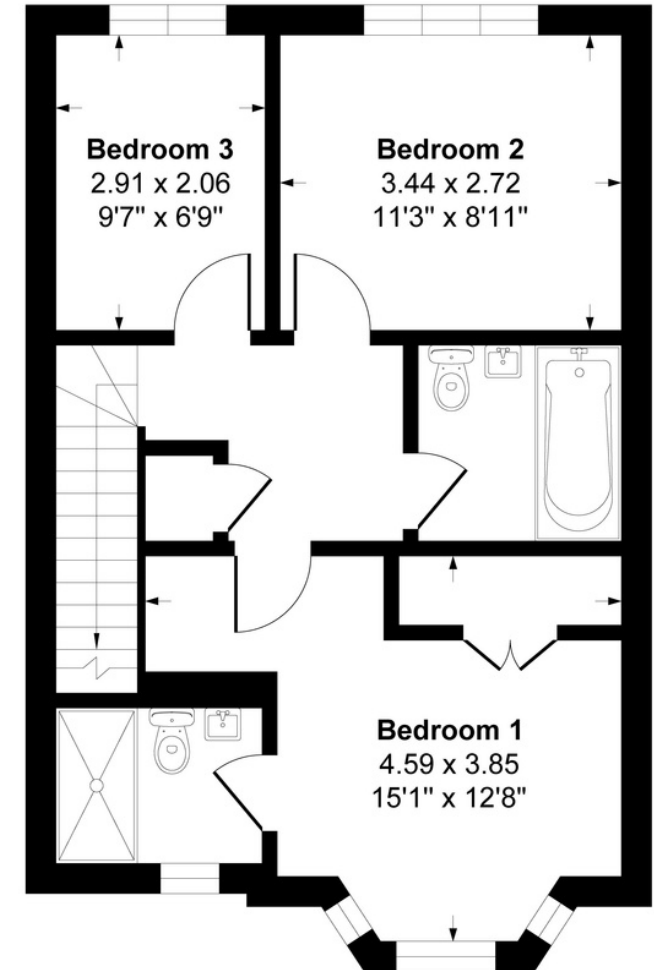
Ground Floor

Approx. 47.0 sq. metres (507.7 sq. feet)



First Floor

Approx. 47.0 sq. metres (507.7 sq. feet)



Total area: approx. 116.2 sq. metres (1251.2 sq. feet)

For guide purposes only. This plan is NOT TO SCALE and is intended to illustrate the general layout of the property and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, system and appliances shown have not been tested and no guarantee as to their operability can be given.





Need to book a viewing?

If you would like to view this property please contact the team on 01462 419329 or e-mail us at: info@leysbrook.co.uk

Leysbrook Team

01462 419329 | info@leysbrook.co.uk

Devonshire Business Centre | Works Road | Letchworth | SG6 1GJ

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Registered office: Unit 1b, Focus Four, Fourth Avenue, Letchworth, Hertfordshire SG6 2TU



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	