



Quenby Way, Bromham £700,000 Guide Price

Generous 1,791 sq. ft. layout – more space to spread out, host, and adapt the home as your needs change | Sociable kitchen/dining hub – plenty of worktop space, integrated appliances, and French doors linking through the conservatory to the garden for easy family meals or summer gatherings | Converted garage adds significantly more living space, giving flexibility for a fifth bedroom, home office, or playroom while keeping the flow of family life connected | Two separate reception rooms – perfect for families with growing children, giving everyone space and independence without feeling cut off | Conservatory that works year-round – ideal for coffee, homework, play or just relaxing with garden views | Utility room with side access – keeps mess, pets, and muddy boots out of the main living areas, with a downstairs shower room for guests and busy mornings | Three bathrooms in total – including an en-suite, main bathroom, and downstairs shower room for added convenience | All four bedrooms are genuine doubles – each with space for a bed, wardrobes, and room to move | Garden that’s easy to enjoy – lawn for play, patio for dining, with two large sheds and a pergola for shade | Bromham location with connections – village feel, good schools, local shops, riverside walks, and quick access to Bedford, the A421, and fast trains to London |



A Home That Gives You Space To Live Life Your Way. This Bromham home gives you more than just square footage - it gives you options. At 1,791 sq. ft., the layout works for busy family life, multi-generational living, or anyone who wants space to entertain without feeling cramped.

The kitchen/dining room stretches across the back of the house, creating a sociable hub where cooking and conversation happen side by side. French doors open into the conservatory, and another set lead out to the garden, making summer dining effortless. The bay-fronted conservatory extends the space further with a light-filled spot for morning coffee, kids’ homework, or a quiet read.

Alongside the open-plan areas, the separate living room offers a genuine retreat – perfect for movie nights, a quiet evening with a book, or just closing the door when the rest of the house is in full flow. Families with growing children will value having two distinct reception rooms, giving everyone a little more independence without feeling cut off. The former garage has been professionally converted to create this additional space – ideal as a downstairs bedroom, office, or playroom, offering valuable flexibility for larger families or those needing ground floor accommodation.

Practical touches make daily life easier – the utility room keeps washing, pet beds, and muddy boots hidden away, and the downstairs shower room means guests don’t need to trail upstairs and it’s a real bonus for young children or those dashing out the door in the morning.



Sleeping spaces are all well-proportioned - all four bedrooms are true doubles, each with space for a bed and wardrobes, so there's no sense of compromise on size. The main bedroom includes an en-suite with a shower cubicle and modern fittings, while bedrooms two and three work perfectly for older children or guests.

Bedroom four provides the same flexibility - ideal as a home office, guest room, or nursery depending on your needs.

You'll love the main bathroom which is modern and well-kept, with a shower-over-bath for practicality and a design that works for early morning starts, family bathimes and long evening soaks.

The garden combines a lawn for play with a paved patio for outdoor dining, and includes two large sheds for storage along with a pergola providing welcome shade in the summer months.

Got a car or two? A driveway provides parking for two to three cars, with plenty of additional space on the road for visitors.

Bromham combines village character with everyday convenience. There's a well-regarded primary school, and the home sits within catchment for Lincroft Academy and Sharnbrook Academy.

The village itself has local shops including a Co-op, post office, and cafés, along with two pubs, a fish and chip shop, and a petrol station. Bus stops are a short walk away, with regular services to Bedford town centre in around 20 minutes.

For commuters, Bedford station is roughly a 15-minute drive, with fast trains into London, and the A421 links easily to the M1 and A6.

It's a place that balances community and connection – with riverside walks, Bromham Park, and a local nature reserve all nearby, plus Great Denham Golf Course just a short drive away. The kind of location that lets you enjoy a quieter pace at home while staying well-connected.



| ADDITIONAL INFORMATION

Council Tax Band - F

EPC Rating - TBC

| GROUND FLOOR

Living Room: Approx 17' 7" x 16' 10" (5.37m x 5.13m)

Kitchen/Diner: Approx 21' 1" x 11' 2" (6.43m x 3.41m)

Reception Room: Approx 19' 8" x 11' 9" (6.00m x 3.59m)

Conservatory: Approx 14' 8" x 11' 2" (4.48m x 3.40m)

Utility Room: Approx 7' 11" x 5' 3" (2.42m x 1.61m)

Downstairs Shower Room: Approx 6' 3" x 5' 4" (1.91m x 1.63m)

| FIRST FLOOR

Bedroom One: Approx 13' 9" x 12' 0" (4.20m x 3.67m)

En-Suite: Approx 7' 8" x 7' 0" (2.34m x 2.13m)

Bedroom Two: Approx 13' 4" x 11' 3" (4.06m x 3.43m)

Bedroom Three: Approx 10' 8" x 8' 5" (3.25m x 2.56m)

Bedroom Four: Approx 10' 0" x 9' 1" (3.04m x 2.78m)

Bathroom: Approx 7' 10" x 6' 9" (2.39m x 2.06m)

| OUTSIDE

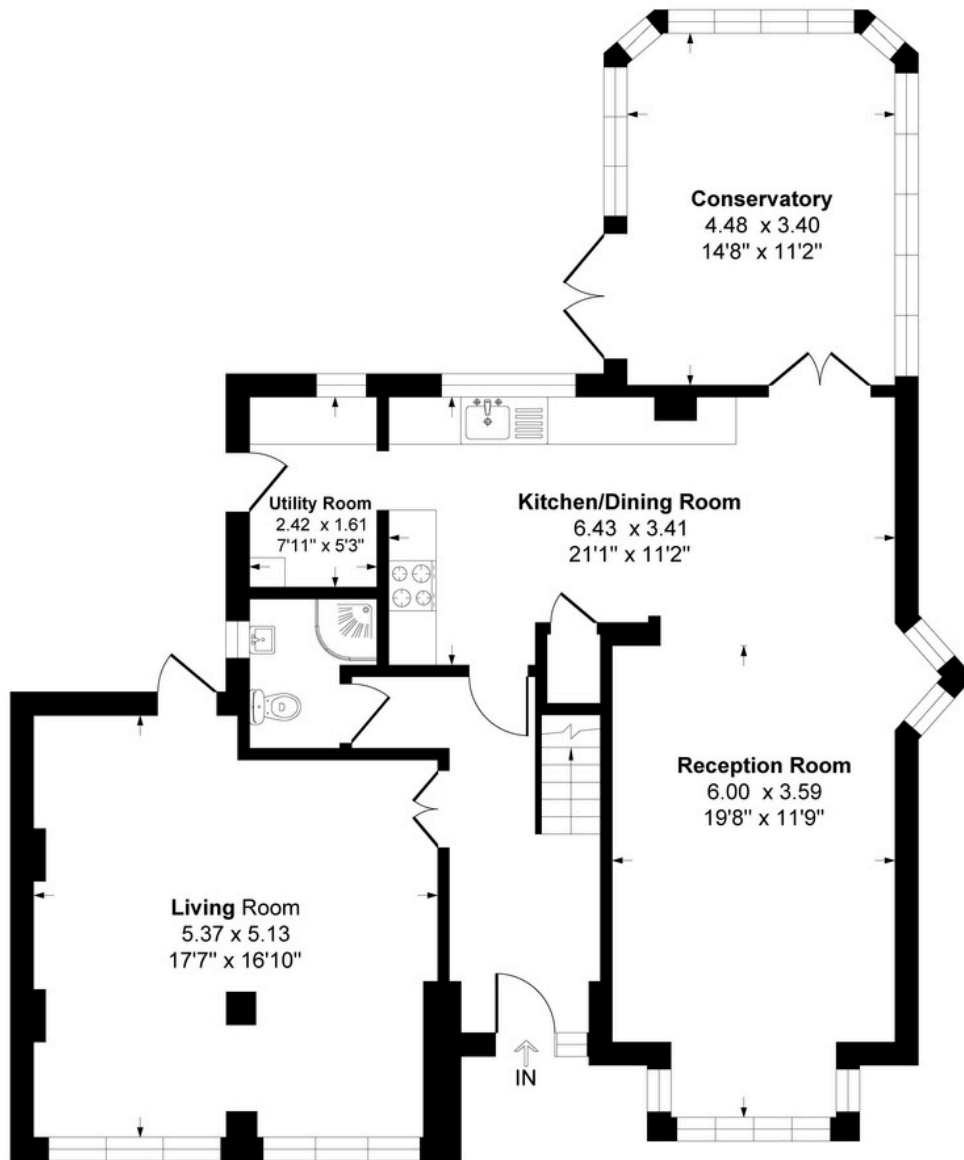
Driveway providing off road parking for two cars

Rear garden with two patio areas, lawn and gated access to the front



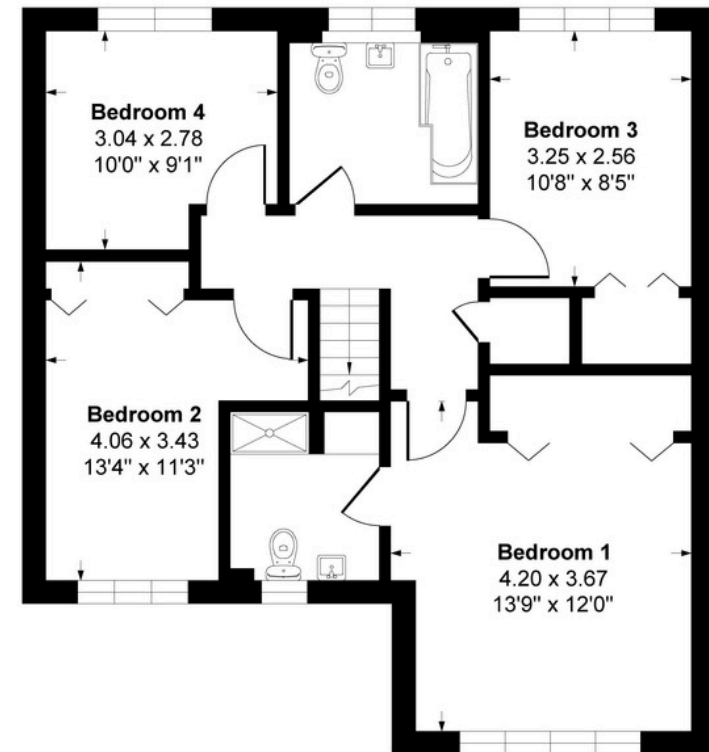
Ground Floor

Approx. 102.3 sq. metres (1101 sq. feet)



First Floor

Approx. 64.0 sq. metres (689 sq. feet)



Total area: approx. 166.3 sq. metres (1791 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





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

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