



Station Road, Blunham - MK44 3NZ

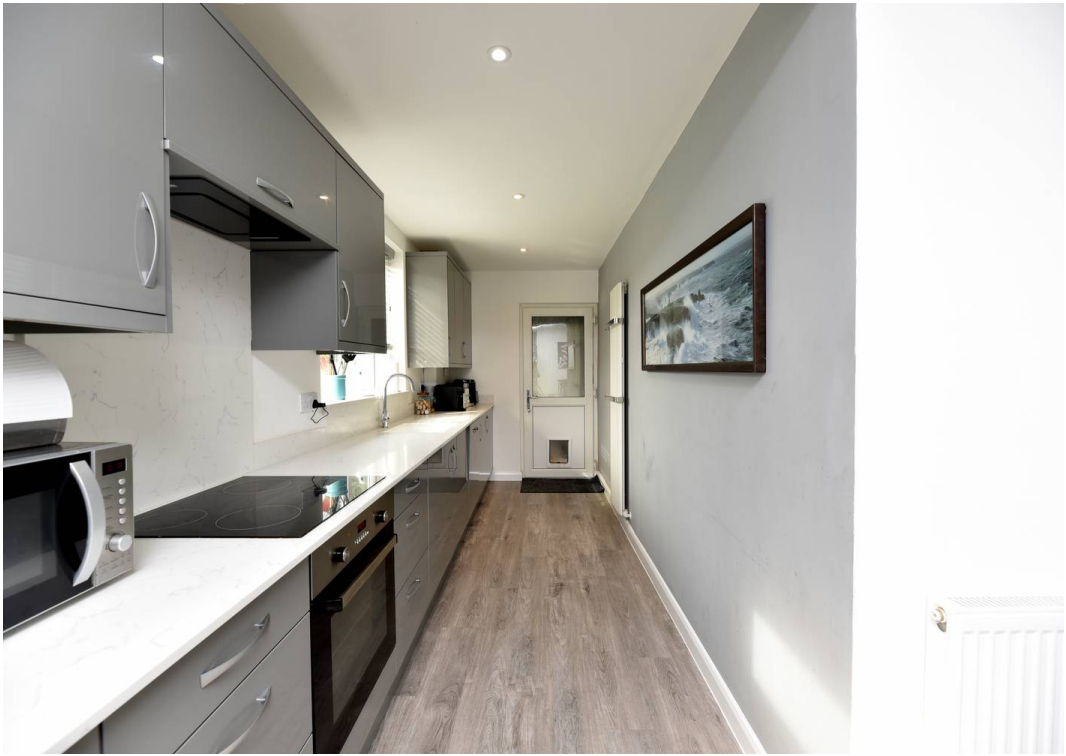
Guide Price £450,000 - £465,000



HARVEY
ROBINSON

- THREE BEDROOM SEMI DETACHED FAMILY HOME
- HIGHLY SOUGHT AFTER VILLAGE LOCATION
- SIGNIFICANTLY IMPROVED BY THE CURRENT OWNERS
- NEWLY FITTED KITCHEN AND REFITTED FAMILY BATHROOM
- ENSUITE TO PRINCIPAL BEDROOM AND DOWNSTAIRS CLOAKROOM
- SEPARATE LOUNGE WITH CONTEMPORARY MEDIA WALL
- OPEN PLAN DINING ROOM AND KITCHEN
- GENEROUS OFF-ROAD PARKING AND DOUBLE GARAGE
- LARGE PRIVATE REAR GARDEN
- FANTASTIC SCOPE TO EXTEND SUBJECT TO PLANNING PERMISSION





We are delighted to present this well presented and significantly improved three-bedroom semi-detached family home, situated within the highly sought after village of Blunham and occupying an incredibly generous plot.

The property has been thoughtfully refurbished by the current owners and now offers modern, well-balanced accommodation throughout. Improvements include a newly fitted kitchen, a refitted family bathroom, the addition of an ensuite to the principal bedroom, and a newly installed cloakroom. The ground floor comprises an entrance hall, a separate lounge featuring a contemporary media wall, a dining room open plan to the newly fitted kitchen, and a downstairs cloakroom. Upstairs, there are three well-proportioned bedrooms, including a principal bedroom with ensuite, along with a newly refitted family bathroom. Externally, the property benefits from generous off-road parking to the front, leading to a double garage. To the rear is a large, private and well-maintained garden, offering excellent space for families and outdoor entertaining. The property also presents excellent scope to extend, subject to the relevant planning permissions, making it an ideal long term family home.

LOCATION AND AMENITIES

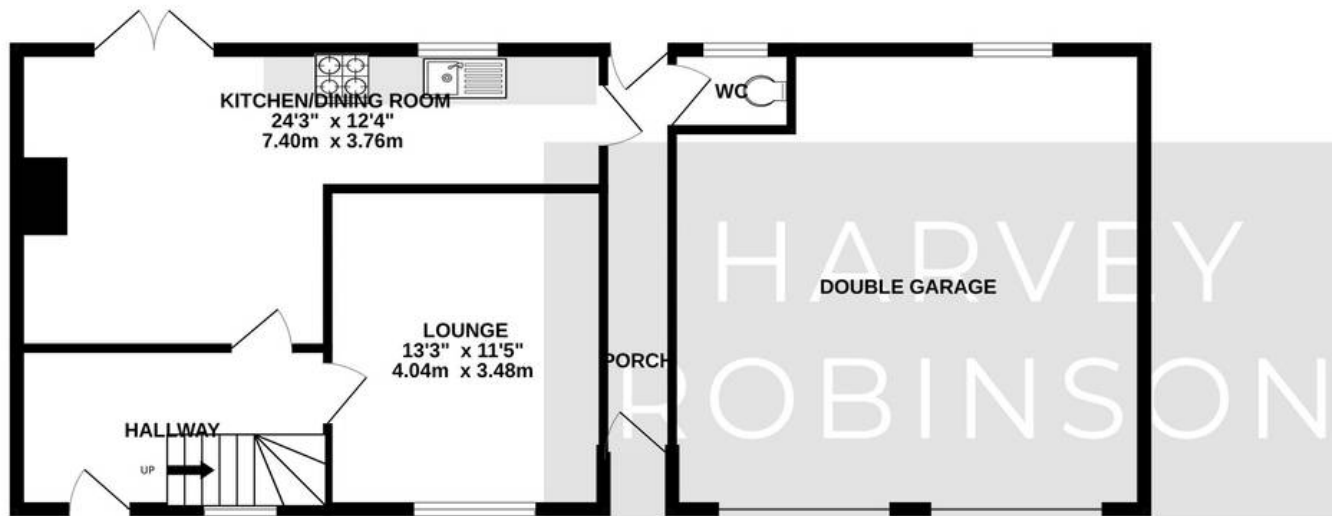
Blunham is a highly regarded and picturesque village offering a strong sense of community, surrounded by attractive countryside yet conveniently positioned for modern living. The village benefits from a well-regarded primary school, village church, popular local pub, and an active village hall hosting a range of community events. For everyday amenities, the nearby market town of Sandy provides a wider selection of shops, supermarkets, cafés, and leisure facilities, along with mainline rail services to London King’s Cross, making the area ideal for commuters. Further amenities can be found in Bedford and St Neots, both offering extensive shopping, dining, and recreational options. The village is well placed for road links via the A1 and A421, providing easy access to surrounding towns and cities. A network of scenic countryside walks and cycle routes are close by, making Blunham particularly appealing to families and those who enjoy outdoor pursuits.

Council Tax band: C

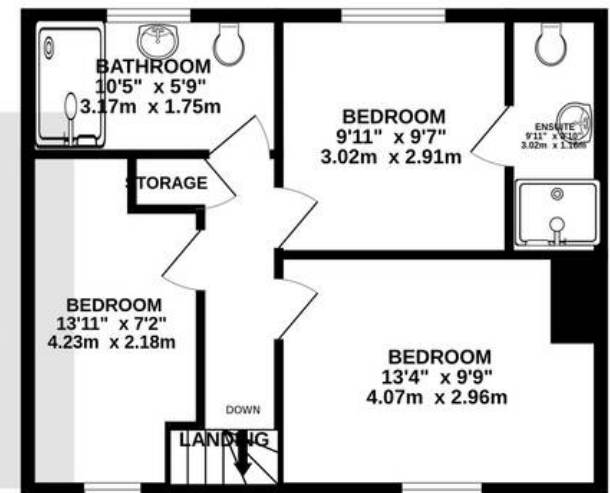
EPC Energy Efficiency Rating: D



GROUND FLOOR
875 sq.ft. (81.3 sq.m.) approx.



1ST FLOOR
459 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA : 1334 sq.ft. (123.9 sq.m.) approx.

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FAQ'S

Property Tenure: Freehold

Property built: 1940-1960

Council Tax Band: C

Garden facing: East Facing

Boiler Installed: 2024

Boiler serviced: TBC

Primary School Catchment: John Donne CofE Primary School

Secondary School Catchment: Sandy Secondary School

What3Words Location: ///pranced.patrol.fattening

SERVICES

Heating: Gas Central Heating

Electricity: Mains

Water: Mains

Sewage: Mains

Broadband: TBC

TRAVEL

Distance to A1: 1.2 miles

Sandy Railway Station: 3.3 miles

Cambridge: 24.6 miles

Bedford: 7.3 miles

Milton Keynes: 23.5 miles

London: 51.9 miles

