



51 Devon Road, Bedford MK40 3DF

Lane & HOLMES

 Est. 1985

51 Devon Road
Bedford
MK40 3DF

Guide £575,000

Edwardian home within
walking distance of all that
Bedford has to offer...

Semi-detached home

No upward chain

Bay-fronted living room

Family room

Kitchen

Dining room

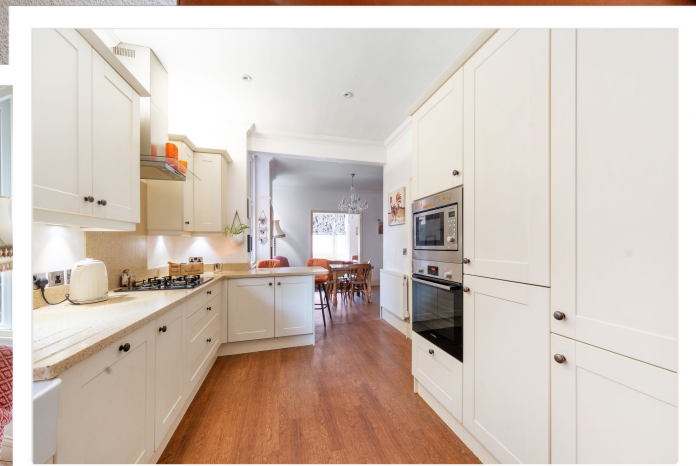
Three bedrooms

Two en suite shower rooms and a
family bathroom

Private rear garden

Garden bar/entertainment space

Freehold



- Council Tax Band E
- Energy Efficiency Rating D

Offered with no upper chain so a quick completion is available...



Situated close to the town centre, this elegant and rarely available semi-detached Edwardian home is offered in excellent order throughout, offering light, spacious and practical accommodation over two floors.

The house was built around 1902, with many period features enhanced by the present owners. Entering via the lobby you are welcomed into the entrance hall which leads you into the bay-fronted living room boasting an original fireplace with an attractive surround and picture rails.

Further down the hallway brings you into the family room which is also bay-fronted and provides access to the easterly facing garden and ample space for relaxing/socialising.

The kitchen is to the back of the property, beautifully fitted with Farmhouse style units, quartz worktops and many built-in appliances. The kitchen leads to the dining room one side which is fitted with Karndean floors and an exposed brick fireplace and there is a cloakroom to the other side.

On the first floor there are three bedrooms, the larger two both offer en suite shower rooms and there is also a spacious family bathroom with a bath and separate shower.

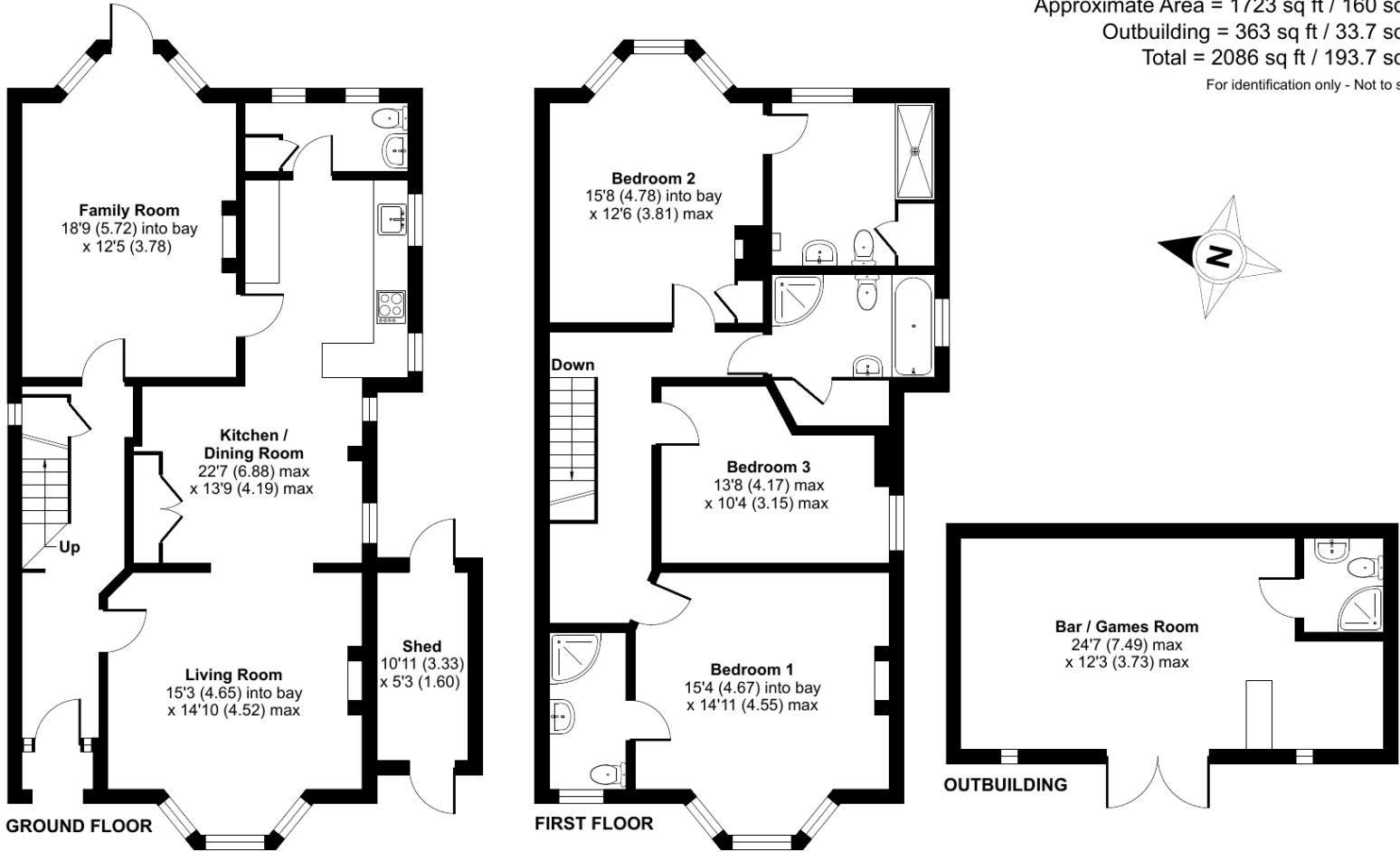
Externally, the walled rear garden is block paved with attractive borders with many mature trees and shrubs, there is also an impressive games room/bar which is perfect for entertaining all year round and benefits from power and spotlighting along with an enclosed shower room. This space could also work very well as a home office/studio/gym.

In addition to being so close to the town centre, the nearby Castle Road facilities offer a variety of shops, delis and cafes. The mainline railway station is within easy reach for fast and frequent services to the capital.



Devon Road, Bedford, MK40

Approximate Area = 1723 sq ft / 160 sq m
 Outbuilding = 363 sq ft / 33.7 sq m
 Total = 2086 sq ft / 193.7 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Lane & Holmes. REF: 1115696



01234 327744 | sales@laneandholmes.co.uk | www.laneandholmes.co.uk | 66-68 St Lyses Street, Bedford, Bedfordshire, MK40 1EZ

Agents Notes: The agent has not tested any apparatus, equipment, fixtures & fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. All photographs shown are for illustration only and may depict items that are not for sale or included in the sale of the property. Please note that we have not checked the situation with regards to planning consents, building regulation consents and any other relevant consent relating to this property and therefore, any interested applicant should carry out their own enquiries with the appropriate authorities. All measurements are approximate and for guidance only. The particulars do not form part of any contract and all properties are offered subject to contract.