

A two-story house with a bay window and a conservatory. The house has a mix of brick and textured render. The bay window is on the left, with white frames and shutters. The conservatory is on the right, with a tiled roof and white frames. The front door is arched and white. A large green bush is on the left side of the house.

17 Irwin Road, Bedford, MK40 3UL





17 Irwin Road  
Bedford  
MK40 3UL

Price £550,000

Extended and improved semi-detached property...

Semi-detached house with loft conversion

Bay-fronted lounge

Playroom/office

Dining room

Extended kitchen

Four bedrooms

En suite shower room

Refitted bathroom

South facing garden

Popular location

Freehold

- Council Tax Band D
- Energy Efficiency Rating D





In a popular area with a wide range of facilities located close by...



Lane and Holmes are delighted to offer for sale this very well-presented semi-detached property dating back to the 1930s' which has been updated and improved by the current owners.

On the ground floor the entrance hall offers wooden flooring, and the bay-fronted lounge has a feature fireplace. The formal dining room has been extended to the rear and now opens into a lovely garden room, positioned to take advantage of the southerly aspect.

What was once a single garage to the side has been converted to a further sitting room, ideal as a playroom or a space from which to work from home. A further extension has been added to the side and rear which helps the property provide a larger than average kitchen/breakfast room, flooded with natural light from Velux windows and benefitting from

a built-in oven and hob with an extractor hood over. Further practicality comes in the form of a utility room, which houses the gas fired boiler, and downstairs cloakroom.

Moving to the first floor there are two generous bedrooms and one smaller bedroom, which is currently used as an office. The family bathroom has been refitted and is beautifully presented. The top floor provides a further double bedroom and a modern en suite shower room, and there is storage in the eaves.

Moving outside the property provides off road parking to the front. The rear garden is south facing and not overlooked from the rear. There is a paved patio, lawn and well stocked flower and shrub borders. There is also a summer house which has power and is currently used as a studio.

Irwin Road is situated off Philpotts Avenue in Bedford with a wide range of Castle Road's facilities located close by including a range of shops, Public Houses and cafes. Russell Park and The Embankment are a short walk away.



## Irwin Road, Bedford, MK40

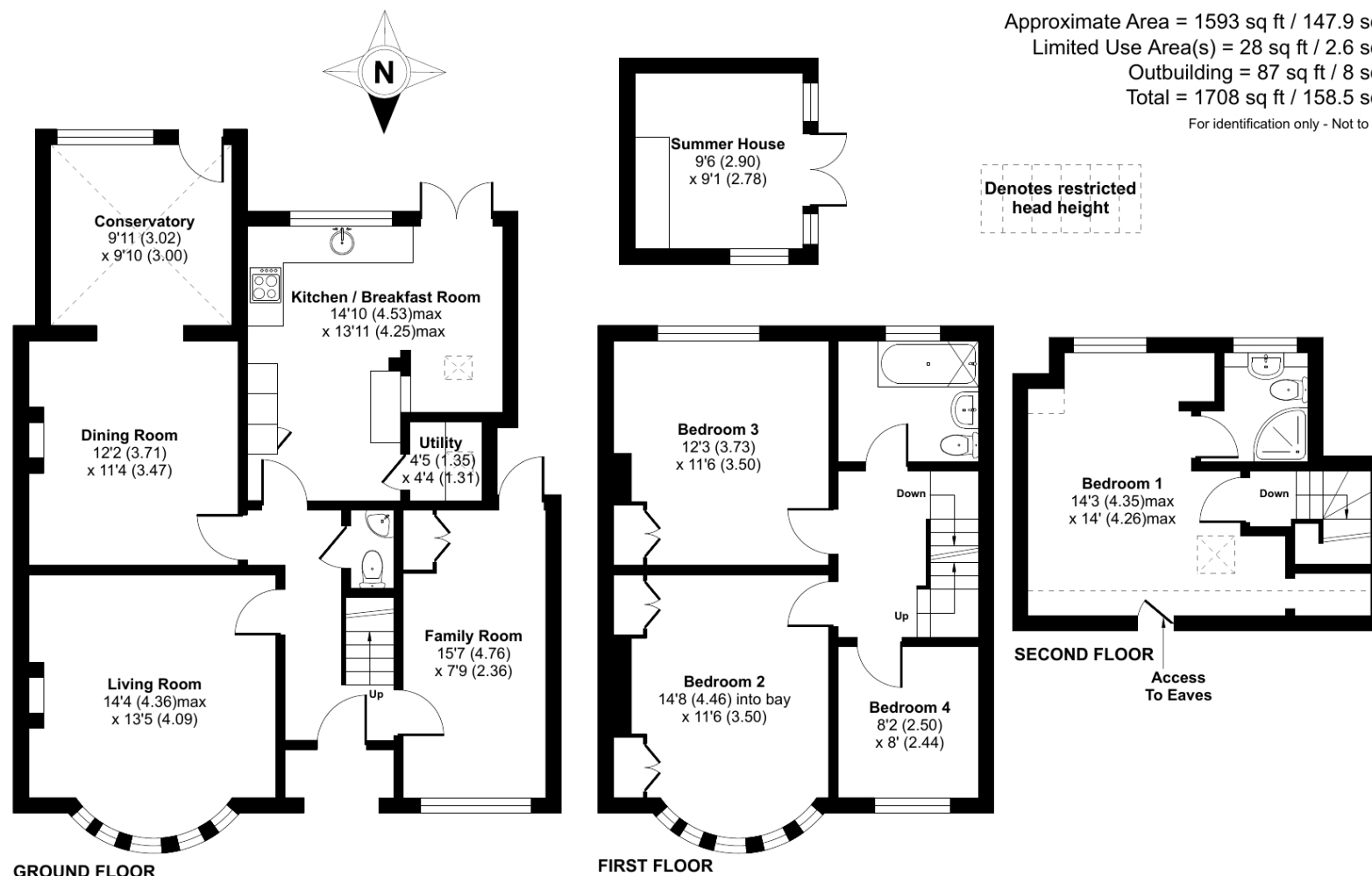
Approximate Area = 1593 sq ft / 147.9 sq m

Limited Use Area(s) = 28 sq ft / 2.6 sq m

Outbuilding = 87 sq ft / 8 sq m

Total = 1708 sq ft / 158.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñchecom 2025. Produced for Lane & Holmes. REF: 1273542