



2 Troon Close, Bedford, MK41 8AY



2 Troon Close
Bedford
MK41 8AY

Price £850,000

Spacious four-bedroom
detached home with
exceptional garden...

Detached family home
Quiet cul-de-sac location
Large living room
Kitchen/breakfast room
Separate dining room
Utility and WC
Four bedrooms
Two en suites and family bathroom
Breathtaking garden
Double garage
Ample parking
Freehold

- Council Tax Band G
- Energy Efficiency Rating D



Situated in a peaceful cul-de-sac in a highly desirable location...



Situated in a peaceful cul-de-sac on the highly desirable Troon Close in Bedford, this exceptional four-bedroom detached home offers expansive living spaces, a beautifully maintained large garden, and a host of features ideal for modern family life.

The ground floor features a generous living room that spans the full length of the property, complete with a charming wood burner that creates a cosy, inviting atmosphere. Double doors lead into the separate dining room, which flows seamlessly into the kitchen, offering beautiful views over the garden and sliding patio doors that open directly onto the outdoor space. The kitchen is well-equipped with modern units, integrated appliances, and a breakfast bar, making it perfect for family living. A utility room off the kitchen provides additional storage and

workspace, as well as access to a cloakroom and integral access to the double garage.

Upstairs, the spacious master bedroom is a true retreat, featuring its own en suite, a dedicated dressing area, and air conditioning for year-round comfort. Bedroom two also benefits from a private en suite and fitted wardrobes, making it perfect for guests or older children. Two further well-sized bedrooms are served by a family bathroom.

Outside, the large rear garden is a standout feature of the home, beautifully landscaped and offering a tranquil environment for outdoor living. A large patio area is perfect for entertaining, while a charming pond adds an extra touch of serenity to the space. The garden provides plenty of room for both relaxation and family activities. To the front, the property benefits from a substantial driveway with parking for up to eight vehicles, in addition to the double garage.

The property is fully double-glazed throughout and benefits from gas central heating.



Troon Close, Bedford, MK41

Approximate Area = 2397 sq ft / 222.6 sq m (includes garage)

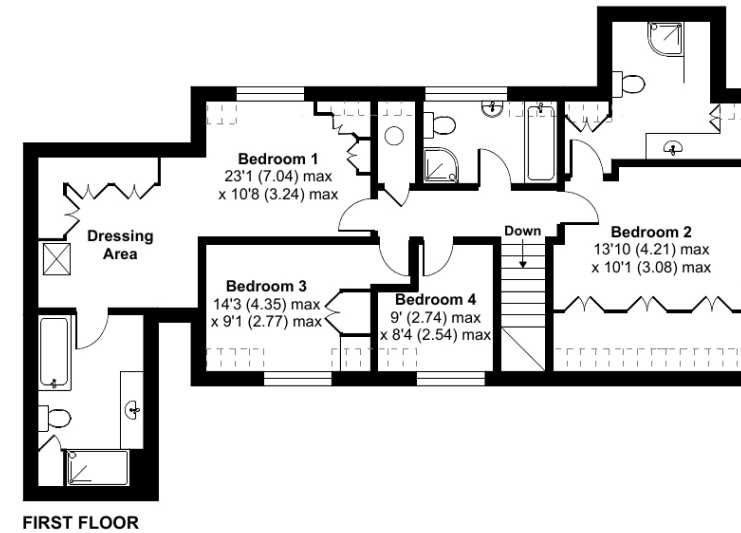
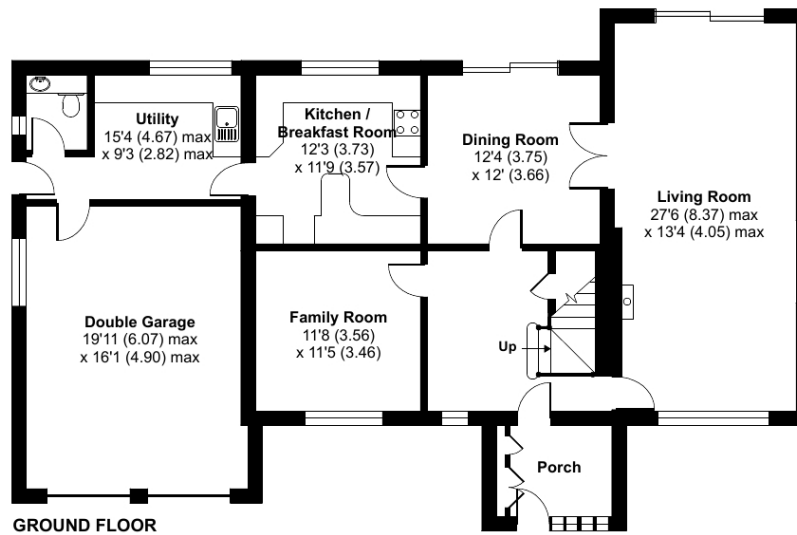
Limited Use Area(s) = 56 sq ft / 5.2 sq m

Total = 2453 sq ft / 227.8 sq m

For identification only - Not to scale



Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2025. Produced for Lane & Holmes. REF: 1279157



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