



14 Talbot Road, Bedford MK40 3EE



14 Talbot Road
Bedford
MK40 3EE

Guide £675,000

Rarely available and very well
presented detached home...

Extended home

Open plan kitchen/dining/family room

Separate living room

Utility room

Five bedrooms

Two bath/shower rooms

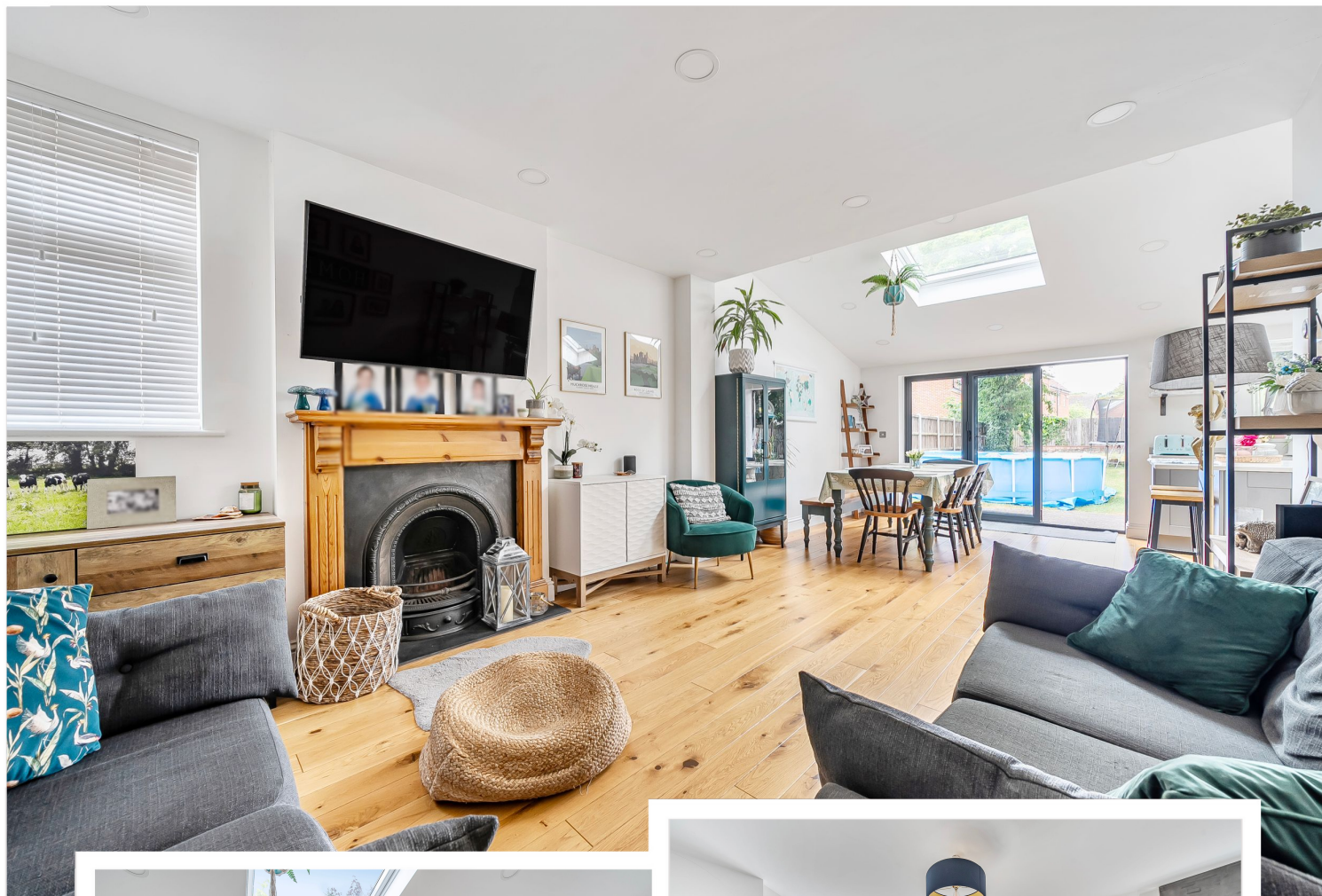
Gas central heating

Garage

Large garden

Freehold

- Council Tax Band E
- Energy Efficiency Rating D



Set over three floors...



This five bedroom, 1930s' detached home has been considerably extended and improved by the current owners and now offers open plan living and accommodation over three floors.

The property is set at the end of Talbot Road, a no through road situated just east of the town centre and within walking distance of the Castle Road amenities, local schools, Russell Park and The Embankment.

Internally the sellers have combined modern finishes with some traditional features and there are numerous fireplaces and oak floors on the ground floor.

To the rear, the open plan kitchen/dining room is very appealing with the kitchen having a range of fitted units, integrated appliances and space for a range style cooker. There are quartz worktops and an island with seating

space. This area is perfect for day to day living and dining, with underfloor heating and bi-fold doors overlooking the garden. To the front, there is a separate living room with a bay window and the former kitchen is now a utility room, accessed from either the hall or the kitchen area.

Moving to the first floor, there are two large double bedrooms and a smaller third, served by a family bathroom. Two further good size bedrooms have been created from the former loft space and this floor also provides a shower room.

Added benefits include double glazing, gas fired central heating and a ground floor cloakroom.

Outside, there is off road parking to the front and a detached garage. The rear garden has a block paved patio, is laid mainly to lawn and extends to around seventy five feet in depth. It also has a range of mature shrubs and trees.



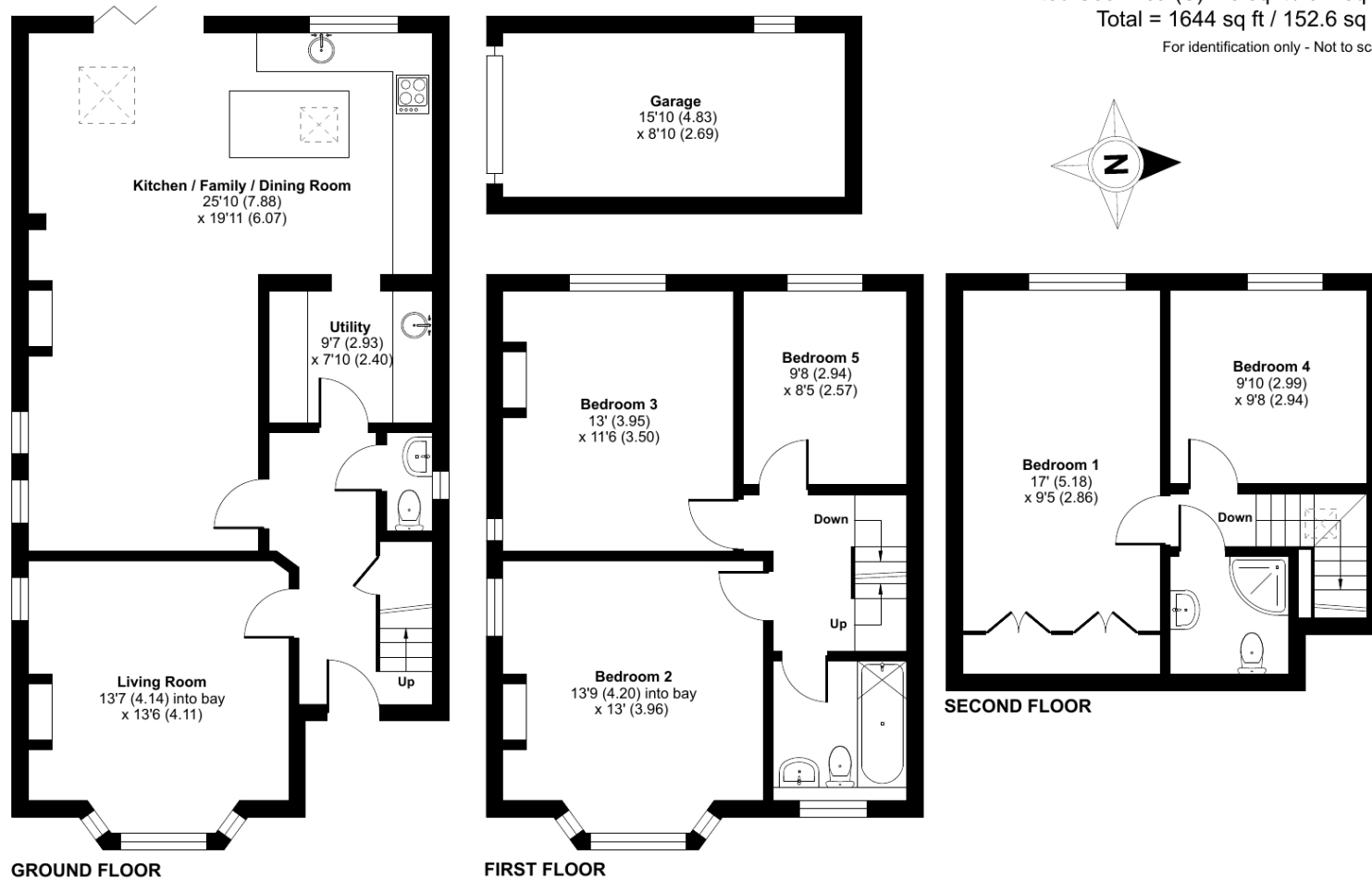
Talbot Road, Bedford, MK40

Approximate Area = 1641 sq ft / 152.4 sq m (excludes garage)

Limited Use Area (S) = 3 sq ft / 0.2 sq m

Total = 1644 sq ft / 152.6 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). © nitchcom 2025. Produced for Lane & Holmes. REF: 1315462

01234 327744 | sales@laneandholmes.co.uk | www.laneandholmes.co.uk | 66-68 St Loyes 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.

