



46 Irwin Road, Bedford, MK40 3UN



46 Irwin Road
Bedford
MK40 3UN

Guide £400,000

Semi-detached three-
bedroom home with no
upward chain...

Semi-detached home

Living room

Family room

Wraparound kitchen/diner

Three bedrooms

Family bathroom

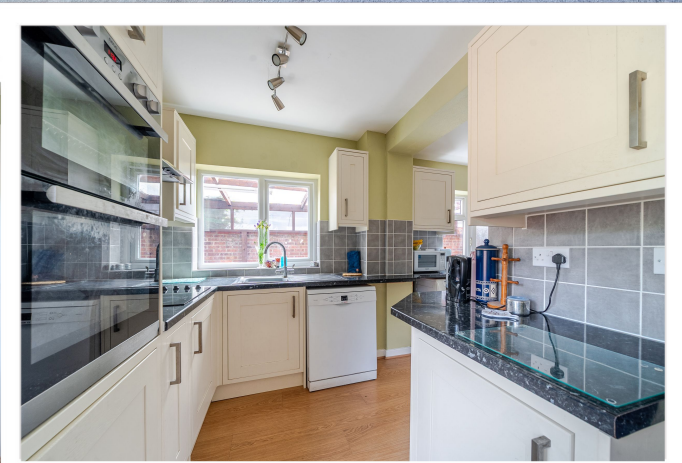
Private garden

Garage and carport

Driveway for up to two cars

No upward chain

Freehold



- Council Tax Band D
- Energy Efficiency Rating E

Located on the edge of Bedford's highly sought-after Castle Quarter...



We are delighted to present this attractive 1930s three-bedroom semi-detached home, perfectly positioned on Irwin Road on the edge of Bedford's highly sought-after Castle Quarter, which is just a short stroll from the Embankment with its picturesque riverside walks.

While the property would benefit from some modernisation, it retains a wealth of original character, including attractive fireplaces and a bay-fronted window. It also offers excellent potential for improvement and extension (subject to planning permission), making it a fantastic opportunity for those looking to create their dream home.

The ground floor features a bay-fronted living room with period detailing, flowing into a versatile family room. This in turn leads to a spacious wrap-around kitchen/diner, which

has been refitted in recent years and offers access to the garden.

Upstairs, you'll find three bedrooms - two generous doubles and a single - alongside a well-proportioned family bathroom.

The garden offers a good degree of privacy, with a mix of block paving and lawn. To the side is a larger-than-average garage with a carport in front, leading to a driveway with space for two cars.

Irwin Road is ideally positioned off Philpotts Avenue, with an excellent range of Castle Road's amenities nearby, including independent shops, welcoming pubs, and cafés. Russell Park and The Embankment are just a short stroll away, while Bedford's mainline railway station offers fast and frequent services to London. The area also benefits from a choice of highly regarded private and state schools.

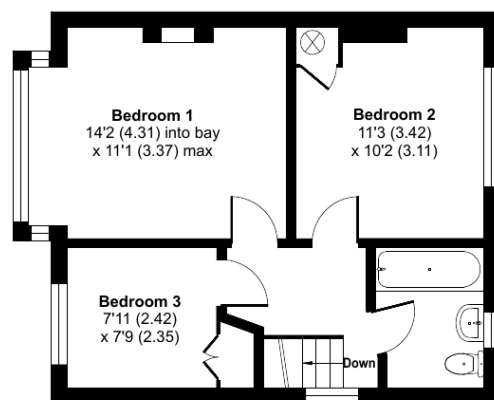
Bedford Railway Station • 2 miles
Milton Keynes • 18 miles
A1 Black Cat Roundabout • 10 miles
M1 Junction 13 • 12 miles



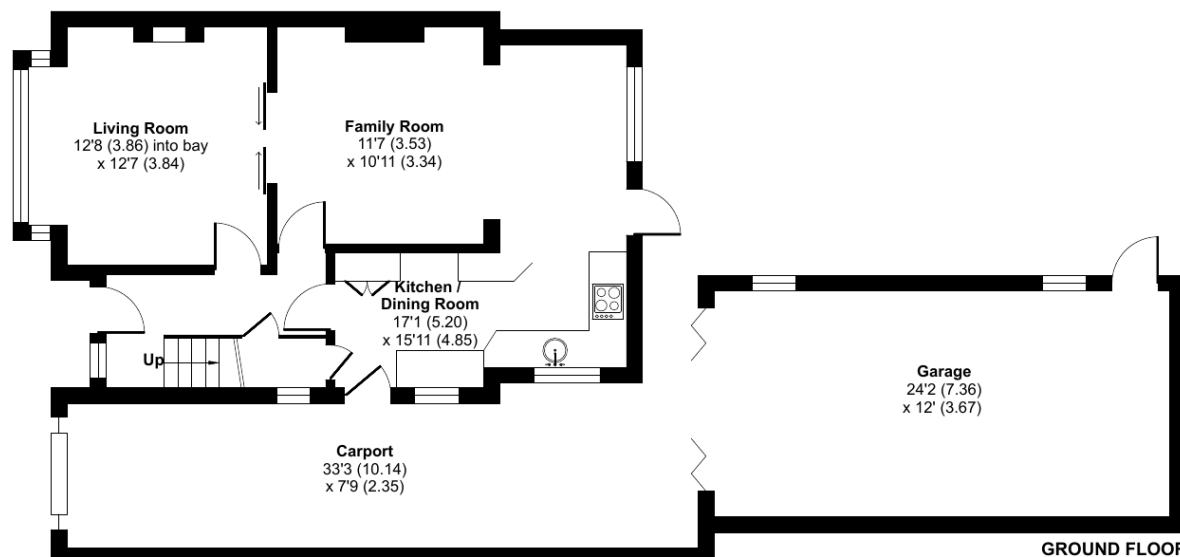
Irwin Road, Bedford, MK40

Approximate Area = 993 sq ft / 92.2 sq m (excludes garage and carport)

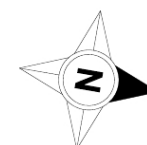
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



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: 1341484



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