



46 Castle Road, Bedford, MK40 3PJ







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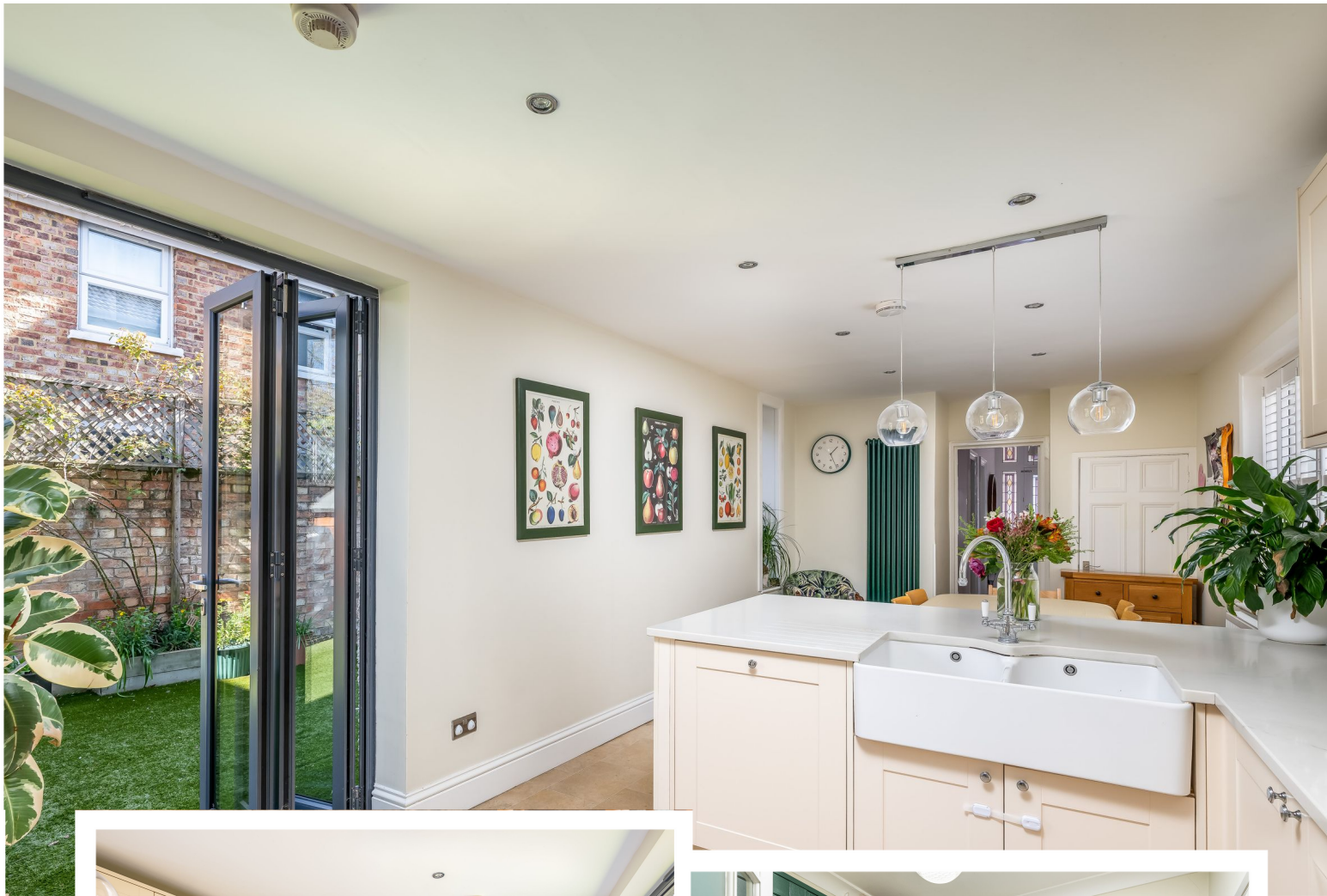
Guide £700,000

Family home with over 2,000 sq ft of space and a good-sized garden, in the sought-after Castle Quarter...

- Built in 1880, lots of Victorian features
- Recent upgrades and improvements
- Open-plan kitchen/dining, adjoining utility
- Two large reception rooms, five bedrooms
- Two en suites, plus family bathroom
- Good-sized, low-maintenance garden
- Sought-after Castle Quarter location
- Close to schools, town centre and station
- Easy reach of sports and greenspaces
- Freehold



- Council Tax Band F
- Energy Efficiency Rating D



With over 2,000 sq ft of space, a good-sized yet low-maintenance garden, and a location in Bedford's sought-after Castle Quarter, this home offers everything you want, plus lots of features you'll love.

#### **Accommodation**

Built in 1880, 46 Castle Road showcases the best of the Victorian period. Bought by the current owners in 2017, they've reconfigured and refurbished the property to meet 21st-century family life, while keeping much of its character. Beyond the stunning stained-glass front door are features such as mosaic tiled flooring in the hall, fireplaces in reception rooms, bay windows at the front, as well as ornate cornicing and high ceilings.

A great deal of care and attention has been put into enhancing the house, including new windows and doors, upgraded plumbing and electrics, as well as drainage and decorative aspects. The kitchen was updated, the bathroom replaced, and an en suite created so parents have their own private space.

The kitchen/dining room creates a social area that is great for daily meals and dinner parties alike, with bi-folds onto the garden for going al fresco. The kitchen is fitted in cream cabinets and quartz worktops, including a peninsula that could be a breakfast bar. There's a double ceramic sink, a double oven, an induction hob and a dishwasher, plus a gap for a fridge/freezer. The adjoining utility room has gaps for further appliances.

The playroom is flexible, whether you want it as a downstairs office, a gaming room for older children, or simply a second lounge to separate TV time from quiet relaxation. Doors onto the garden bring in natural light and afford easy access straight outside.





Upstairs are five bedrooms - four on the first floor, one on the second. The principal and second-floor bedrooms have an en suite, while those remaining share the family bathroom, fitted with a four-piece Heritage suite. The downstairs cloakroom is handy for guests.

Handy for a family is the level of storage here, including built-in cupboards in the reception rooms and under the stairs, fitted wardrobes in two of the bedrooms, plus plenty of eaves storage on the top floor. The hall is wider than your usual Victorian terrace too, so you can hang coats and store shoes without blocking entry.

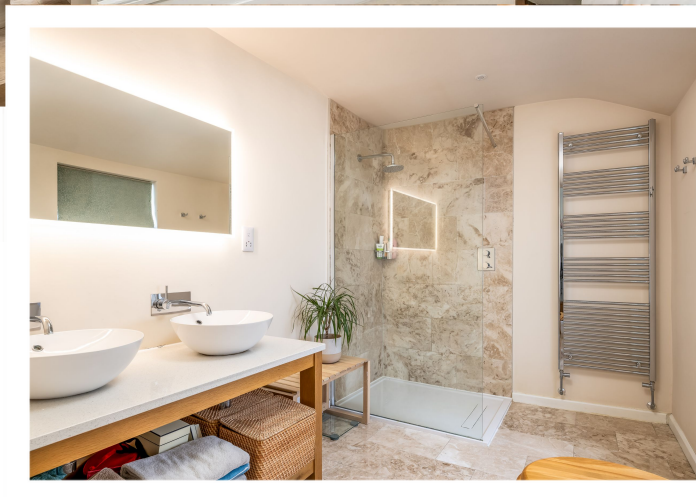
#### **Outside**

The outside space at 46 Castle Road is low maintenance, meaning there's less work to be done in the garden, so you can focus time and energy elsewhere. Beds have a selection of flowers, shrubs and trees, but grass is artificial so you don't need a mower. It's a good-sized garden, with ample room to play football and host friends.

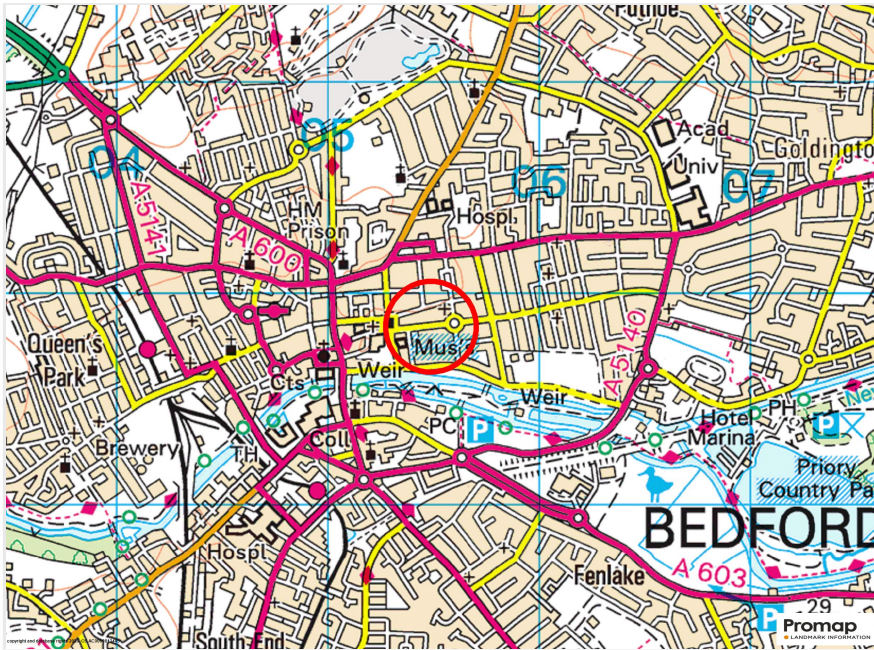
As for parking, permits for up to 3 cars for on road parking are available from Bedford Borough Council. You can access the rear garden from the road via The Baulk.

#### **Area**

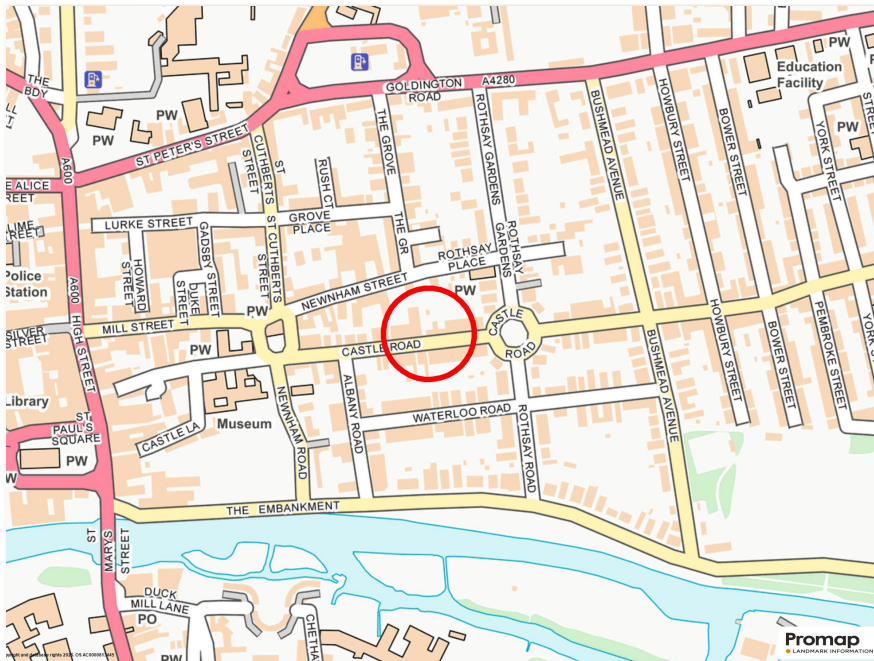
The Castle Quarter is sought-after for good reason. Aside from its attractive residences, it's within close proximity to much of what Bedford offers - from riverside strolls or bike rides to Priory Country Park, to a coffee at one of the many independent cafés or a drink in one of the local pubs. You're also only a 20-minute walk or a 7-minute cycle to the station, with services into London St Pancras in as little as 40 minutes.







Bedford Railway Station 1 mile • Milton Keynes Station 18 miles • A1 Black Cat Roundabout 12 miles • M1 Junction 13 10.5 miles • Luton Airport 22 miles • Stansted Airport 46 miles • London 60 miles



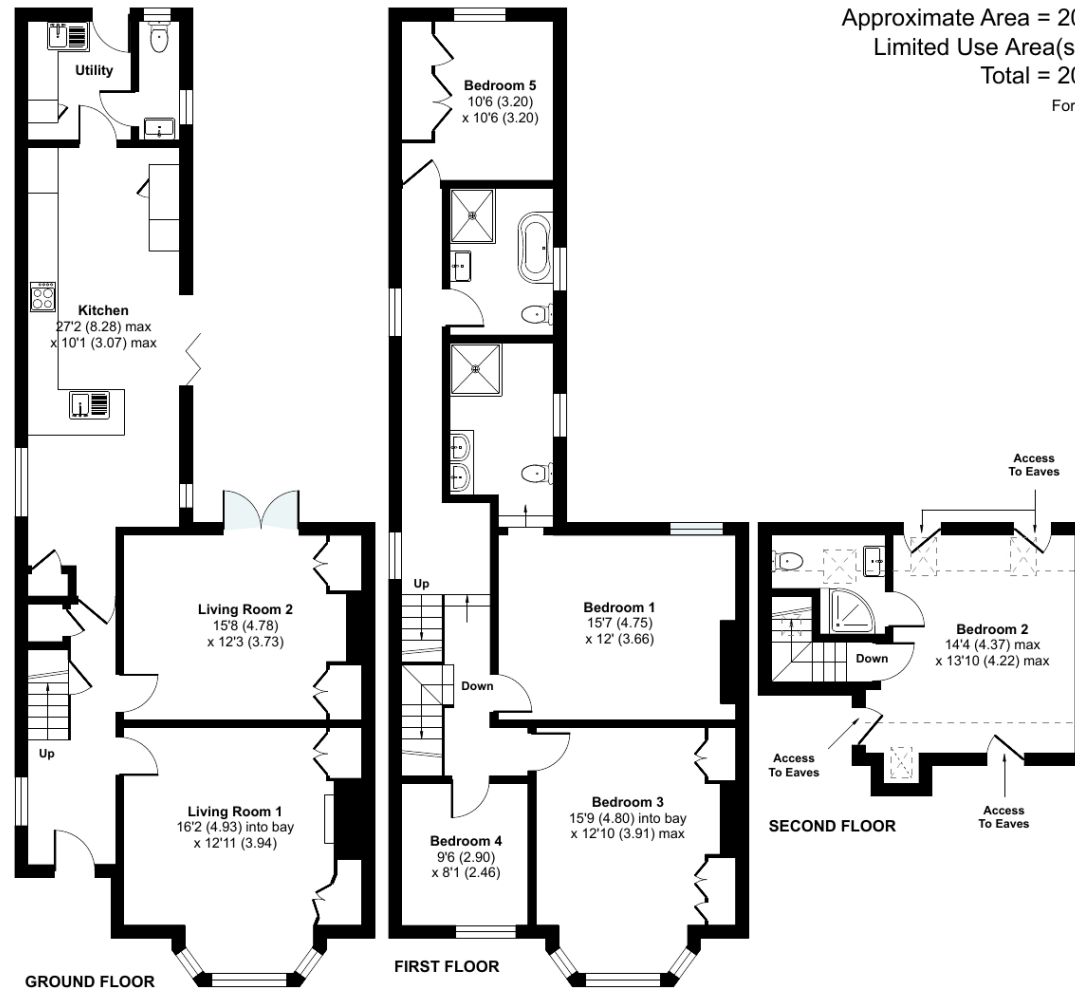
# Castle Road, Bedford, MK40

Approximate Area = 2014 sq ft / 187.1 sq m

Limited Use Area(s) = 79 sq ft / 7.3 sq m

Total = 2093 sq ft / 194.4 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). © n̄che.com 2025. Produced for Lane & Holmes. REF: 1436739



01234 327744 | [sales@laneandholmes.co.uk](mailto:sales@laneandholmes.co.uk) | [www.laneandholmes.co.uk](http://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.

