



24 Merton Road, Bedford, MK40 3AF







24 Merton Road  
Bedford  
MK40 3AF

OIEO £1,100,000

Substantial, stylish and  
characterful home between  
Bedford Park and the  
Embankment...

Victorian property, recently refurbished

Retaining period character and charm

Substantial square footage of  
accommodation over three floors

Incredible open-plan living space

Three further, flexible reception rooms

Five double bedrooms, one on the top  
floor

Luxurious Laura Ashley bathroom and en  
suite

Gorgeous south-facing rear garden

Prime position a short cycle from the  
station and between Bedford Park and  
the Embankment



- Council Tax Band G
- Energy Efficiency Rating D



This home has it all: substantial square footage, both open and separate spaces, characterful and stylish interiors, a gorgeous garden, and in a prime position between Bedford Park and the Embankment.

#### Accommodation

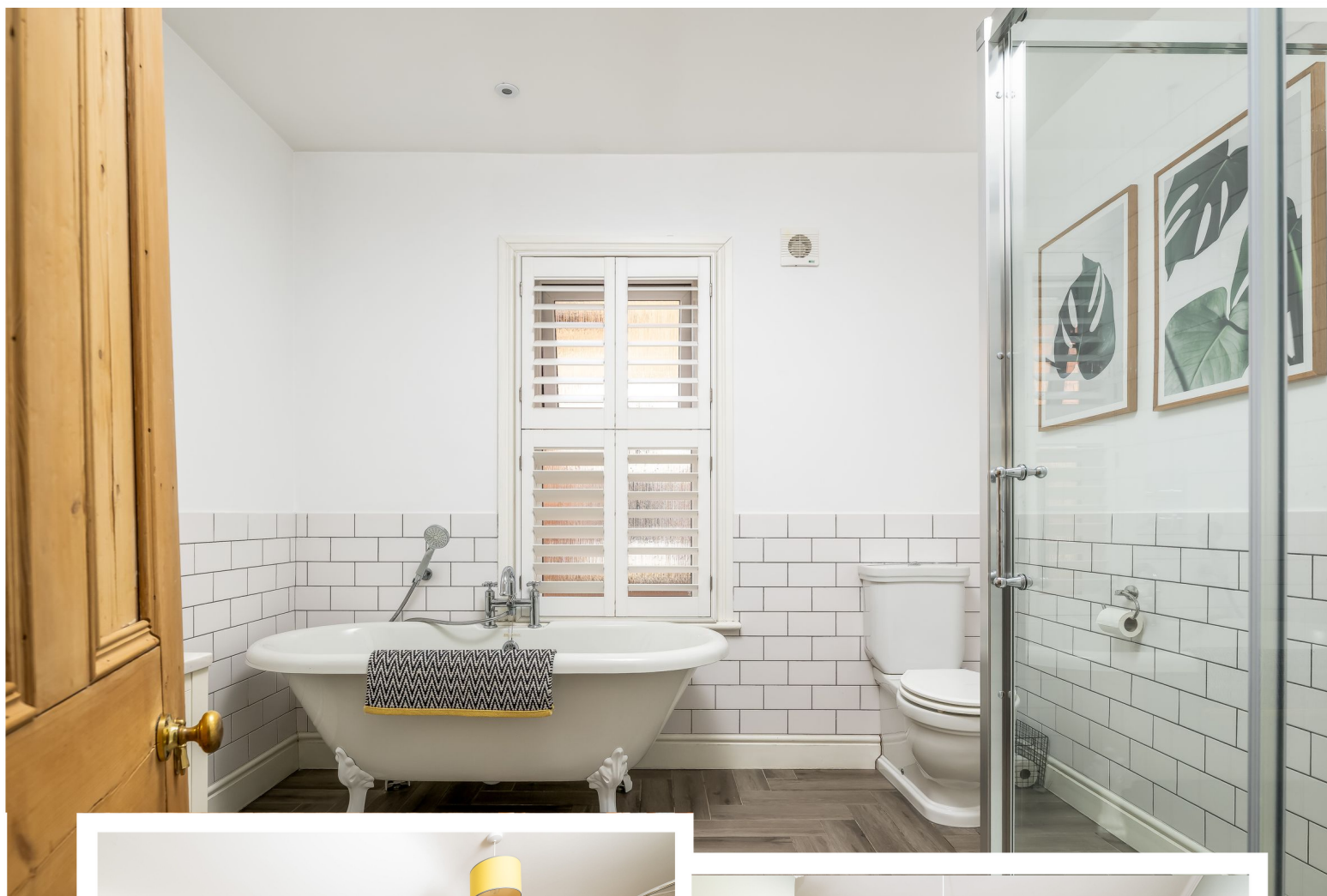
24 Merton Road was built in 1882, but since 2014 has been transformed from dated and disjointed to contemporary and cohesive, while retaining its Victorian character and charm. Period features include fireplaces, ceiling roses, patterned tiling, panelled doors and picture rails, plus high ceilings and bay windows for a light and airy feel.

To aid energy efficiency, practicality and comfort, the current owners replaced the heating system, added smart and underfloor heating, increased insulation, installed a water softener and ensured the home is set up for homeworking. They've also given the property a major facelift with stylish décor and quality specifications, paying great attention to detail and maintaining to high standards. All their efforts have culminated in an impressive, immaculate residence that's ready to move into.

The rear extension came in 2023, creating incredible open-plan space made for both family time together as well as for entertaining friends. Ceiling speakers and Rako lighting bring a party vibe and the perfect ambience, while corner sliding doors offer flow between inside and out. Facing south, the space is beautifully bright from lots of glazing, with electric blinds for shade when needed.

The kitchen is especially stunning, in a modern farmhouse aesthetic. There's a wide range of colourful cabinetry and ample quartz surfacing, including a large central island.





Integrated appliances include dual fridges and freezers and a dishwasher, and the double ceramic sink has a boiling and sparkling water tap. The matching utility with W/C is just a few steps from the kitchen.

Alongside open-plan living are three separate reception rooms: a generous lounge, a flexible office, and a grand dining room for festive and formal meals. Each has a fireplace, the lounge's with a log burner for cosy evenings in on the sofa.

To the first floor are four double bedrooms. The principal bedroom benefits from dual wardrobes, a bay window, and a luxurious Laura Ashley en suite featuring both a rolltop clawfoot bath and a walk-in shower. The family bathroom is also fitted in a Laura Ashley suite. The top floor grants a fifth double bedroom ideal as either a guest suite or a self-contained space for an older child.

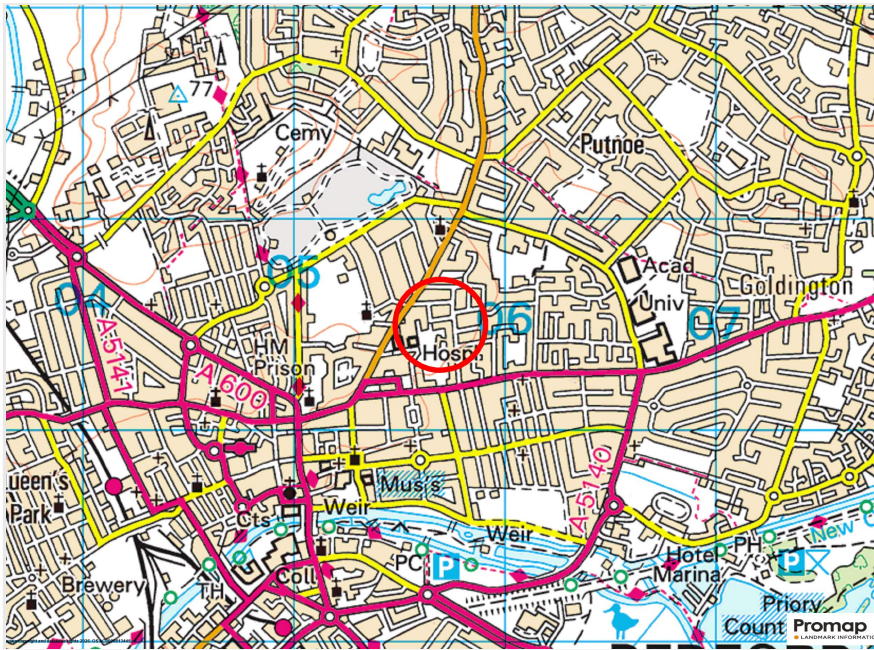
**Outside**

The garden at 24 Merton Road is gorgeous. It's professionally designed, with a neat lawn, plenty of patio space, plus a courtyard area from the lounge. Beds and borders are well stocked - from spring flowers and mature plants to magnolia and fig trees - and the owners have kept everything in excellent order. Extra advantages are that it's south-facing for lots of sun, and there are no houses behind, providing privacy.

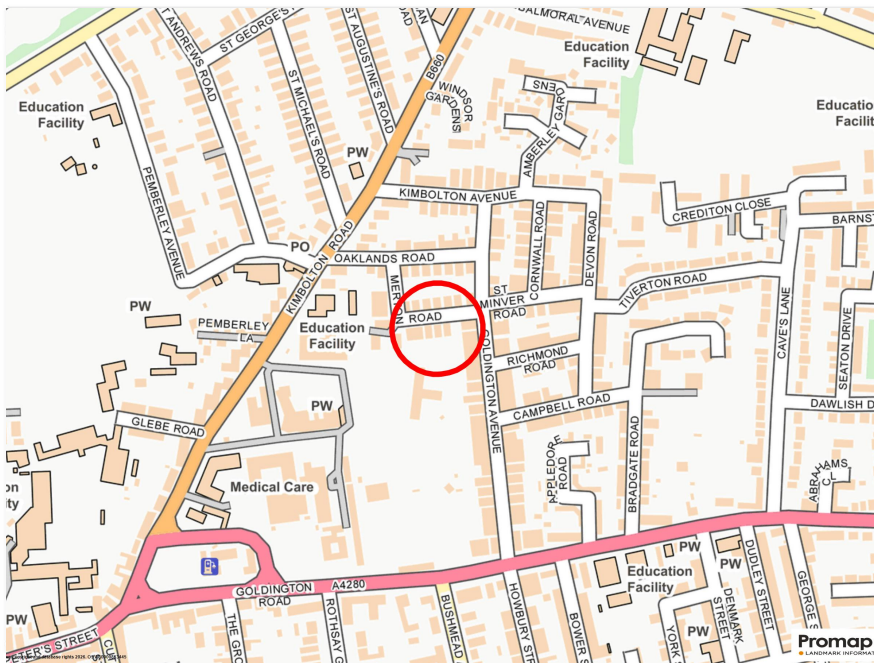
The frontage is paved for easy maintenance, and access from front to back is via a passageway one side and a wide shared passageway the other, both gated. While the property doesn't have a driveway, Merton Road has permit-free on-street parking.







Bedford Railway Station 2 miles • Milton Keynes Station 19 miles • A1 Black Cat Roundabout 12 miles • M1 Junction 13 11 miles • Luton Airport 27 miles • Stansted Airport 47 miles • London 59 miles



# Merton Road, Bedford, MK40

Approximate Area = 2714 sq ft / 252.1 sq m

Limited Use Area(s) = 11 sq ft / 1 sq m

Total = 2725 sq ft / 253.1 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). © nchecom 2026. Produced for Lane & Holmes. REF: 1439091



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