

20 Merton Road

Bedford | Bedfordshire | MK40 3AF

Lane & HOLMES LLP Est. 1985


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Price £850,000

2,541sqft family residence with character features, between Bedford Park and the Embankment...

Key Features

Period property with character features

Over 2,500sqft set over three storeys

Open-plan kitchen/dining/living space

Large lounge, flexible playroom/office

Five double bedrooms, two with an en suite

South-facing garden, permit-free road parking

Between Bedford Park and the Embankment

Short walk to town, quick cycle to the station

Freehold

- Council Tax Band: F
- Energy Efficiency Rating: C







Accommodation

This substantial period property is a fantastic family residence with space for everyone, lots of flexibility and all the ingredients for modern life. While it retains much of its original character - with high ceilings, sash windows, numerous fireplaces and decorative brickwork - the current owners have redecorated, recarpeted, refitted the en suites, replaced the boiler and updated plumbing since purchasing the property in 2019. Previous owners opened up the kitchen/dining/living space at the back and converted the loft, increasing the accommodation to 2,541sqft.

The open-plan space is very appealing for a family, providing one big domain to hang out, eat and entertain. The huge peninsula supplies bar seating for casual breakfasts and homework after school, while the dining area allows for civilised meals at the table and dinner parties with friends. On sunny days, simply open the bi-folds across the back to take the party al fresco. The kitchen has all a cook could need: a Neff oven and a range, a full-height fridge and freezer, a Blanco corner sink, as well as plenty of surfacing for gadgets and prep. The adjoining utility room - another must-have for a family - has more storage and surfacing, a second Blanco sink, plus gaps for further appliances.

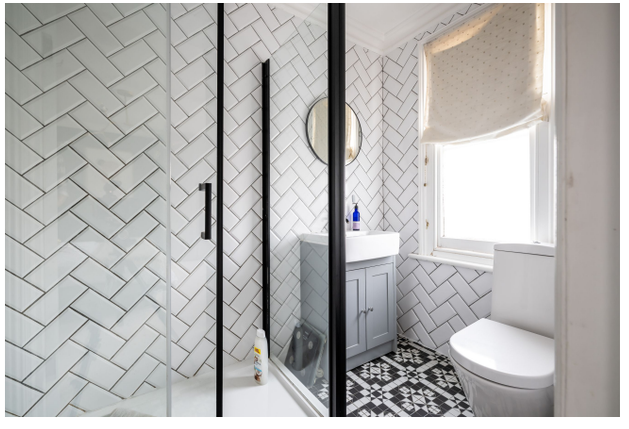
Separate to the open-plan space are two reception rooms. The large lounge at the front has a fireplace and a trio of feature windows, giving the room brightness as well as cosiness.













The second reception room is currently set up as a playroom, but this has flexibility to become a home office or a hobby room - whatever you need the extra room for. Both reception rooms have built-in cupboards and shelving, and the high level of storage throughout the property - including a large and easily accessible loft - is a real benefit if you're a family with lots of stuff.

Bedrooms and bathrooms are spread over the first and second floors. The principal suite has another trio of feature windows, dual fitted wardrobes, and the advantage of an en suite, fitted in a monochrome design. The remaining three bedrooms on the first floor are also doubles, one with a dressing room, all sharing the four-piece family bathroom. To the top floor is an en-suite bedroom, private and plenty large enough for lounge and desk space, making it ideal for older children.

Outside

The garden here is a good size, combining a full-width patio from the house, a second patio at the end, with a lawn in between. Facing south, there's sun throughout the day, no matter where you sit.

The frontage is low maintenance, with high hedging for privacy, a gated path to the porch, as well as gated side access to the garden.

Parking is available on the road, permit-free.

Area

Merton Road lies between Bedford Park and the Embankment, on the doorstep of the Harpur Trust's Bedford School and the home of Bedford Blues. The best of Bedford is all within easy reach, from beautiful green spaces and waterside strolls, to renowned education for all ages and extracurricular activities for all interests. It's the ultimate location for a family.

Bedford town centre is only a 15-minute walk away, where you'll find a wide range of amenities and regular events, a diverse mix of cafés, restaurants and pubs, alongside entertainment options including a cinema, music venues and museums. Also within walking/cycling distance of the address are theatres, leisure facilities and even allotments.

From Merton Road, Bedford station is under half an hour away on foot and under 10 minutes away by bike. Commuter services into London St Pancras take as little as 38 minutes, via Luton Airport Parkway and continuing to Gatwick Airport, making international business and holidays abroad that bit more convenient.

Bedford Railway Station • 1.5 miles
Milton Keynes • 18 miles
A1 Black Cat Roundabout • 12 miles
M1 Junction 13 • 13 miles
Luton Airport • 31 miles
Stansted Airport • 47 miles
London • 60 miles















Merton Road, Bedford, MK40

Approximate Area = 2541 sq ft / 236.1 sq m (excludes restricted head height)

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). © nichecom 2025. Produced for Lane & Holmes. REF: 1539735

01234 327744 | sales@laneandholmes.co.uk | www.laneandholmes.co.uk | 66-68 St Loyes Street, Bedford, Bedfordshire, MK40 1EZ

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