



40 Prinknash Road, Bedford, MK41 8DJ

**Lane &
HOLMES**
Est. 1985

40 Prinknash Road
Bedford,
MK41 8DJ

Guide £450,000

Well located and presented
family home in a sought-after
location...

Detached home

Living room/dining room

Modern kitchen

Playroom

Utility room and cloakroom

Four bedrooms

Bathroom

Gas central heating

Garage

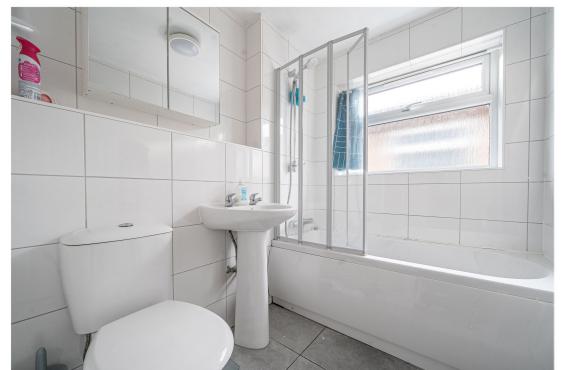
Good size garden laid to lawn

Freehold

- Council Tax Band E
- Energy Efficiency Rating E



Set at the end of a quiet cul-de-sac with very good access to local shops and schools...



We are pleased to offer for sale this well-presented family home, which is set at the end of a quiet cul-de-sac in the popular Putnoe area.

The property has been extended to the front and the rear and offers accommodation over two floors. It has been improved by the current owner with new windows, a new gas fired boiler (2021) and the roof has also recently been modernised.

On the ground floor the entrance hall leads straight to the accommodation. The living/dining room is very spacious and offers access to a modern fitted kitchen and a playroom, which has sliding doors to the rear garden.

Added benefits include a utility room, a cloakroom and double glazing.

On the first floor there are four bedrooms and there is a family bathroom.

To the exterior there is off road parking to the front which leads to an attached garage. To the rear there is a good size garden which is laid almost entirely to lawn, with a patio area.

Prinknash Road offers very good access to several local shopping parades and local schools are also within easy reach. Bedford's town centre amenities are located a short trip away and include mainline rail services to the capital and beyond.

Bedford Railway Station • 3 miles

Milton Keynes • 9 miles

A1 Black Cat Roundabout • 12 miles

M1 Junction 13 • 14 miles

Luton Airport • 28 miles

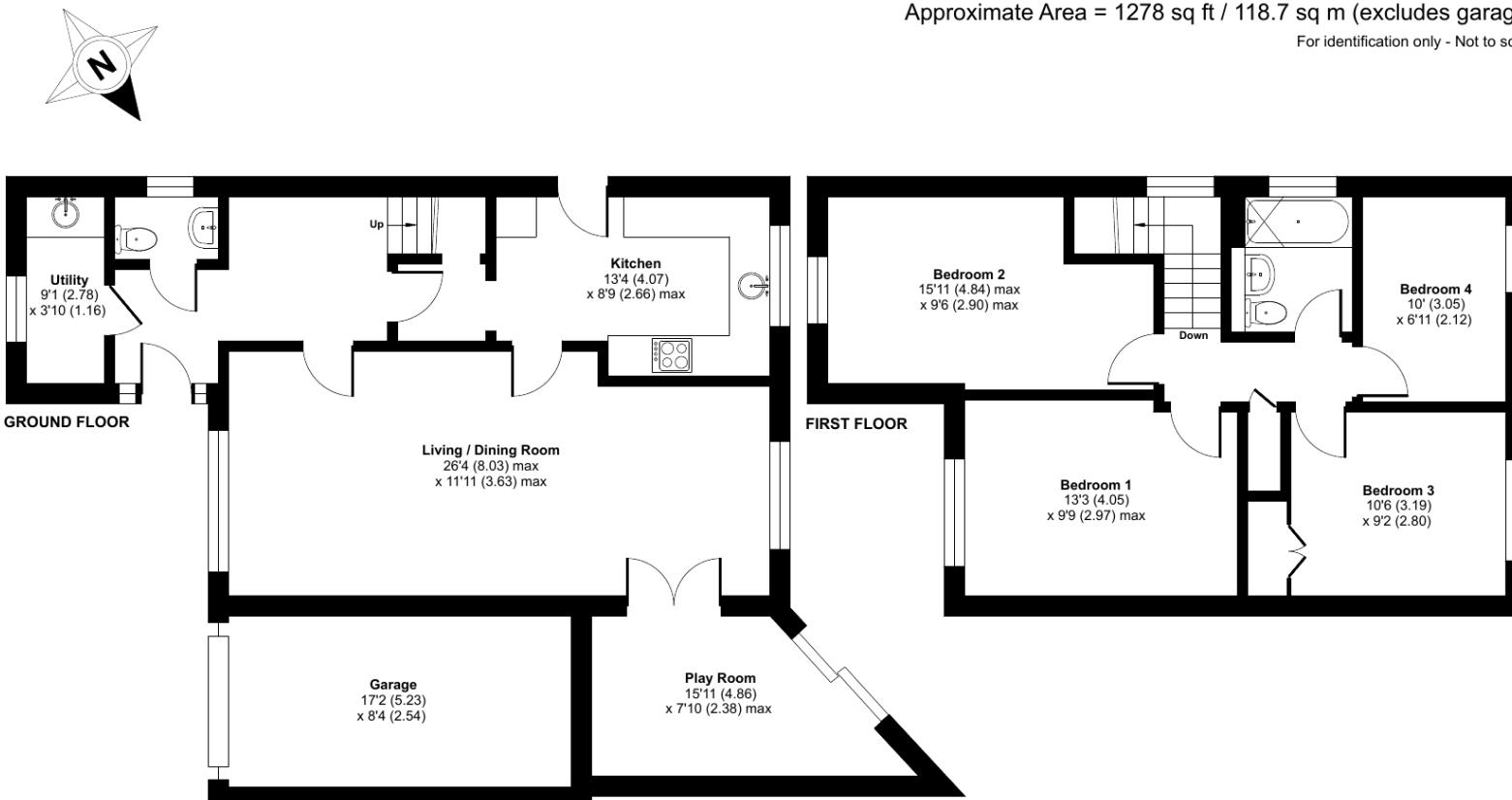
Stansted Airport • 56 miles

London • 64 miles

Prinknash Road, Bedford, MK41

Approximate Area = 1278 sq ft / 118.7 sq m (excludes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Lane & Holmes. REF: 1395630