



40 Mile Road, Bedford, MK42 9TF

40 Mile Road
Bedford
MK42 9TF

Price £475,000

Completely redesigned home
offering a wealth of features
and quality...

Superb family home

Many features

Shower/cloakroom

Family room

Open plan kitchen/dining/living room

Utility room

Three bedrooms

Two bath/shower rooms

Off road parking

Superb landscaped rear garden

Freehold

- Council Tax Band C
- Energy Efficiency Rating



Conveniently located to the south of Bedford town centre...



This truly remarkable semi-detached home has been comprehensively renovated and extended by the current owner, resulting in a beautifully transformed property finished to an exceptional standard throughout.

The fixtures and fittings are striking and of high quality, with significant investment also made to the external spaces.

On the ground floor, a bay-fronted family room sits to the front of the property. To the side, an extension provides a practical utility room, while a further rear extension has created an impressive open-plan kitchen and dining space. This expansive area features an extensive, high-specification kitchen with a central island, integrated appliances, and underfloor heating.

There is ample space for relaxing, dining, and entertaining, with bi-folding doors opening seamlessly onto the rear garden.

Arranged over the first and second floors are three well-proportioned bedrooms and two stylish bath/shower rooms, all fitted with high-quality sanitaryware. The top floor loft conversion forms a superb principal bedroom suite.

Additional benefits include double glazing, gas central heating, an integrated speaker system, and a ground floor shower/cloakroom.

Externally, the property offers a fantastic entertaining space, complete with an outdoor kitchen, BBQ, and a brick-built pizza oven. There is also a covered seating area, a home office, a shed, raised beds, an artificial lawn, and an attractive ornamental fish pond. To the front, there is off road parking.

Mile Road is conveniently located to the south of Bedford town centre, providing excellent access to local shops, schools, and amenities. Bedford's mainline railway station offers fast and frequent services to London and beyond.



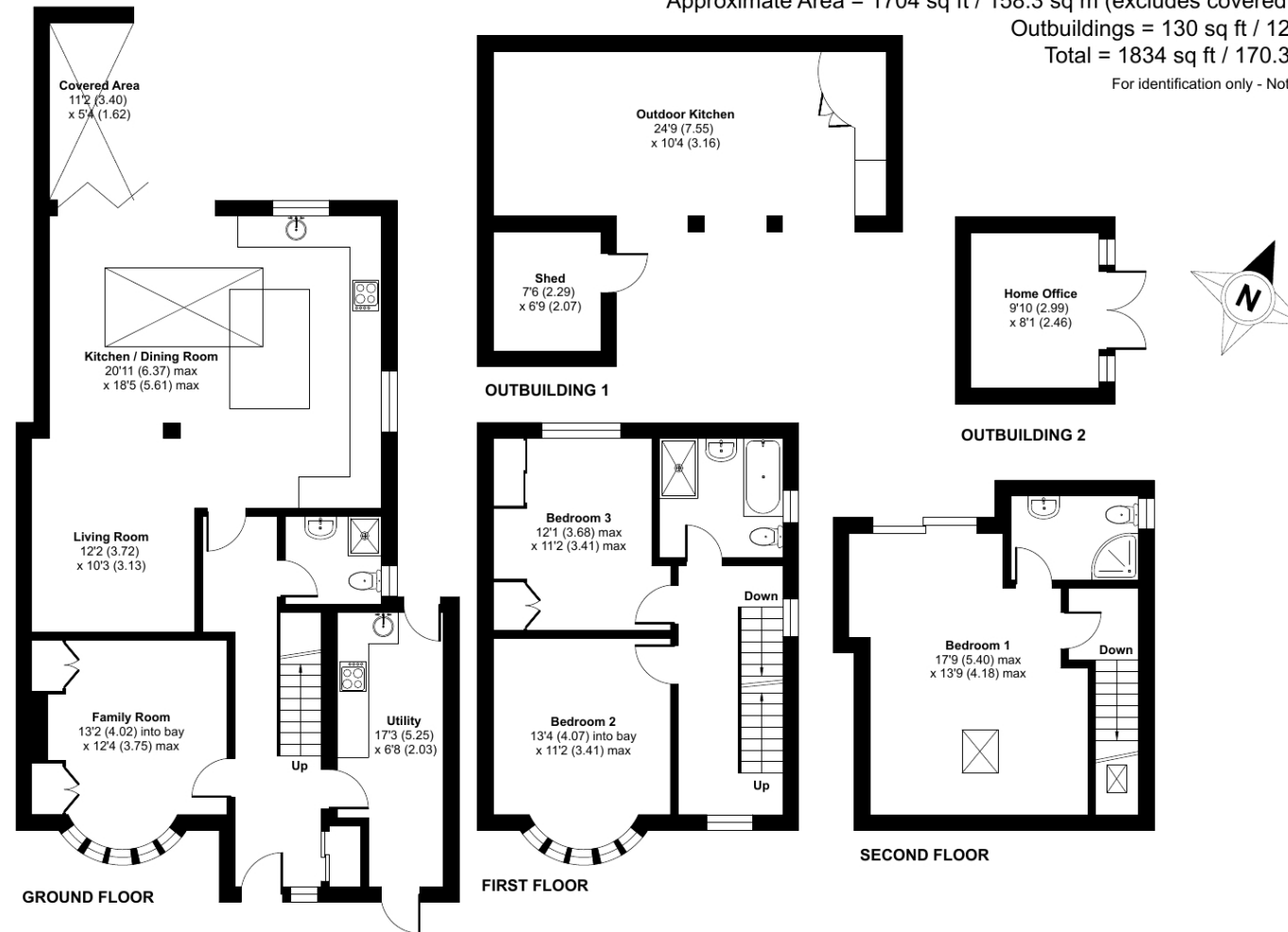
Mile Road, Bedford, MK42

Approximate Area = 1704 sq ft / 158.3 sq m (excludes covered area)

Outbuildings = 130 sq ft / 12 sq m

Total = 1834 sq ft / 170.3 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). © nitchecom 2026. Produced for Lane & Holmes. REF: 1439177

01234 327744 | sales@laneandholmes.co.uk | 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.

