



**Dudley Street, Bedford   Guide Price £350,000**



No upward chain – offering a smoother, simpler move with no waiting games or hold-ups. Ideal if you're keen to get moving without delays | Characterful frontage – classic bay window, covered porch detail and period charm without being overdone | Extended across both floors – adds vital extra space including a full-width kitchen, utility, WC, and larger upstairs bathroom | Three well-proportioned bedrooms – no tiny box rooms, with two doubles and a good-sized single for real flexibility | Utility space and additional WC – adds day-to-day convenience and helps keep the kitchen clutter-free | Generous upstairs bathroom – previously adapted for mobility, with plenty of space to update or reconfigure | East-facing garden – catches the morning light, with enough space to sit out, plant, or let the kids have a kick-about | Located in Bedford's Castle Quarter – a lifestyle-led location with parks, riverside walks, pubs and coffee spots nearby | Well-regarded local schools – within walking distance of popular primaries, ideal for young families | Commuter-ready location – just over a mile to Bedford station, with links into London in under 40 minutes



**Dudley Street's part of what locals call the Castle Quarter** - a pocket of Bedford known for its character homes, independent shops, coffee spots and riverside walks.

This end of terrace home offers more space than many expect from this style of property, with a practical layout and comfortable room sizes that suit a range of buyers — from first-time movers to growing families.

The bay-fronted façade, ornate porch detail, and tall windows give it real kerb appeal - while inside, the layout keeps the character and separation that many families still prefer. The two reception rooms provide flexibility for hosting, unwinding, or simply having defined spaces to relax and dine. That older gas fire and dated flooring? Easy fixes that give you a chance to make your own mark.

The kitchen is well-proportioned and filled with natural light. It's not ultra-modern, but the bones are good – and with the utility space and WC alongside, it offers a level of function and convenience many similar homes simply don't have.

All three bedrooms offer comfortable proportions - no awkward box rooms or spaces that feel like an afterthought. Two doubles and a well-sized single give you flexibility whether it's a growing family, guests, hobbies or hybrid working.

The main bathroom is generous and was adapted for mobility, but offers scope to reconfigure and modernise easily.





The east-facing garden enjoys the morning light and offers a balance of space and manageability. There's enough lawn for play or planting, and the slightly quirky half-roofline at the rear hints at the home's extended history - a characterful touch that makes it feel more individual than identical.

As for the location - Castle Quarter isn't just a label, it's a lifestyle. You're within walking distance of Russell Park and the Embankment, ideal for riverside walks, lazy Sundays, or letting off steam with the kids. The town centre and station are close enough to make commuting viable, and there's a great mix of pubs, coffee shops, delis and local schools nearby. It's the kind of neighbourhood people move to and then stay in.

Bedford town centre has a great selection of shops, bars & restaurants. The train station, located just outside of the town centre, offers fantastic transport links into Luton in 20 minutes and London St Pancras in under 40 minutes. The road links from Bedford also serve commuters well with direct access to the A421, A428, the M1 motorway juncs 13 & 14.

This home might not be polished yet - but that's the point. You're buying into a street with a strong sense of community and a wider neighbourhood that keeps people here for the long haul. Whether you're stepping up, starting fresh, or scaling back, this is a home with room to make your own.

Why wait? Give the friendly team at Leysbrook a call today and book your viewing - this home won't be on the market for long!



| **ADDITIONAL INFORMATION**

Council Tax Band - C

EPC Rating - D

| **GROUND FLOOR**

Living Room: Approx 12' 8" x 10' 5" (3.85m x 3.18m)

Kitchen: Approx 9' 11" x 8' 4" (3.02m x 2.54m)

Dining Room: Approx 11' 4" x 10' 11" (3.46m x 3.32m)

Utility Room: Approx 9' 11" x 4' 6" (3.02m x 1.37m)

Downstairs Cloakroom: Approx 6' 0" x 3' 7" (1.83m x 1.09m)

| **FIRST FLOOR**

Bedroom One: Approx 15' 8" x 10' 7" (4.77m x 3.23m)

Bedroom Two: Approx 11' 4" x 10' 5" (3.46m x 3.17m)

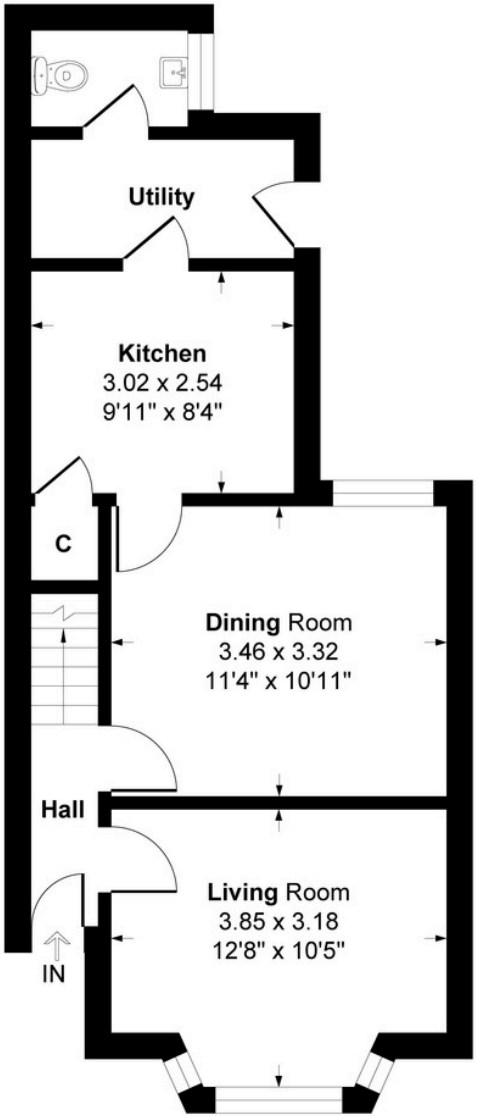
Bedroom Three: Approx 10' 4" x 8' 7" (3.16m x 2.61m)

Shower Room: Approx 8' 5" x 6' 4" (2.57m x 1.93m)

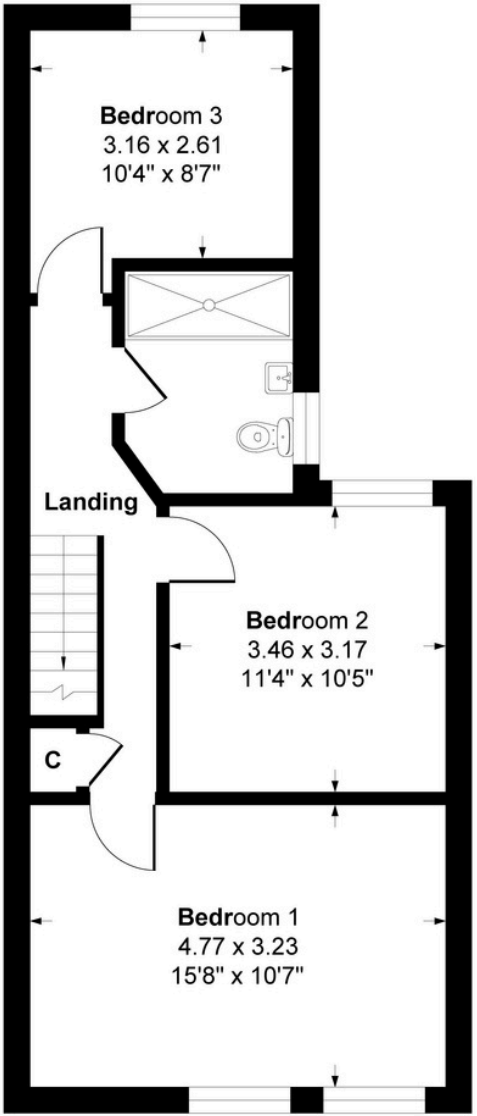
| **OUTSIDE**

Rear garden with gated access to the front

**Ground Floor**  
Approx. 44.1 sq. metres (475.6 sq. feet)



**First Floor**  
Approx. 48.1 sq. metres (518.5 sq. feet)



Total area: approx. 92.3 sq. metres (994.2 sq. feet)

For guide purposes only. This plan is NOT TO SCALE and is intended to illustrate the general layout of the property and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, system and appliances shown have not been tested and no guarantee as to their operability can be given.









## Need to book a viewing?

If you would like to view this property please contact the team on 01462 419329 or e-mail us at: [info@leysbrook.co.uk](mailto:info@leysbrook.co.uk)

### Leysbrook Team

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC