



3 Russell Avenue, Bedford, MK40 3TF

**Lane &
HOLMES**
Est. 1985

3 Russell Avenue
Bedford
MK40 3TF

Price £550,000

Rarely available bay-fronted
semi-detached house in a
sought after location...

Victorian semi-detached home

Ground floor cloakroom

Three reception rooms

Kitchen

Three bedrooms

Bathroom

Part PVCu sash double glazing

Gas central heating

Walled rear garden

Views over Russell Park

Freehold

- Council Tax Band E
- Energy Efficiency Rating D



With a superb outlook over Russell Park and riverside walks nearby...



This Victorian semi-detached home is located on the very popular Russell Avenue and therefore benefits from a superb south facing outlook over Russell Park, with The River Great Ouse glistening in the distance.

The house is offered in good order throughout and has been well maintained by the current owners, who have owned the house for approximately thirty years.

On the ground floor, the bay-fronted living room makes the most of the park views and includes an open fireplace. Beyond this there is a further reception room, ideal as a family room, and towards the centre of the house is the separate dining room which has a bay window to the side. At the back of the house, the kitchen has been modernised and includes a range of modern units with Corian worktops.

Moving upstairs, the master bedroom is located to the front of the house with far reaching park views. There are two further bedrooms and a family bathroom.

Added benefits include a ground floor cloakroom and gas fired central heating served by a recently installed boiler. The property is almost entirely double glazed, with some being PVCu sliding sash units.

To the exterior there is a small enclosed frontage and to the rear, much attention to detail has been paid to the well landscaped and maintained rear garden. It is entirely walled with raised flower borders and there are varying seating areas to enjoy. There is gated access to a shared side passage to the front.

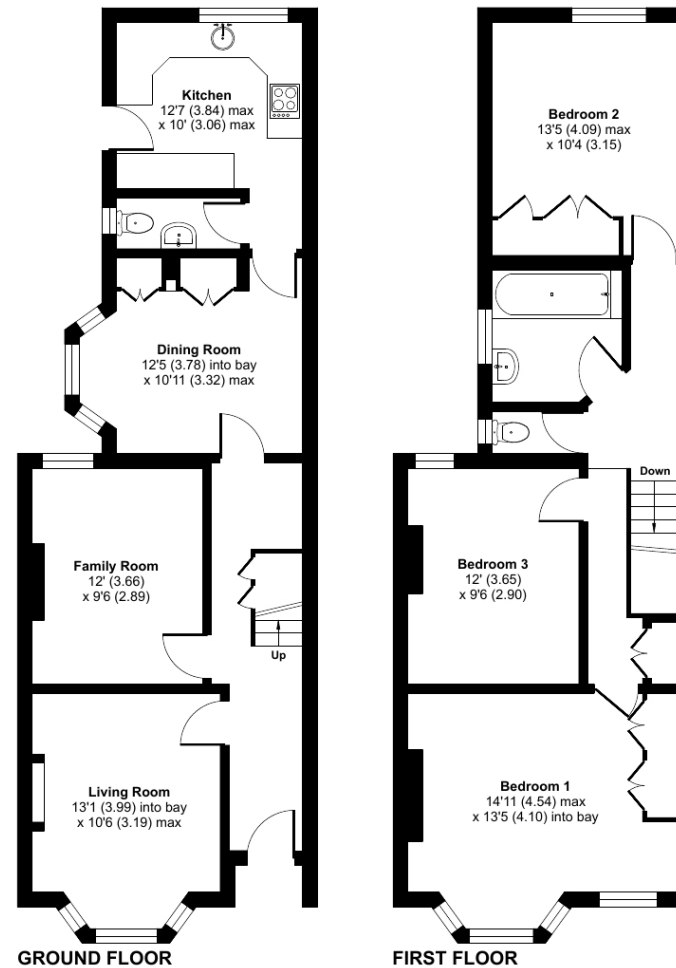
Nearby, there are many cultural opportunities as well as excellent local shopping along Castle Road where bars and restaurants are also in abundance with a variety of independent establishments. Good local schools from the state and private sector are within easy reach, as are riverside walks along The Embankment.



Russell Avenue, Bedford, MK40

Approximate Area = 1244 sq ft / 115.5 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). © n̄checom 2025. Produced for Lane & Holmes. REF: 1228953



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.

