



21 Shaftesbury Avenue
Bedford | Bedfordshire | MK40 3SA





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Price £799,950

Capacious, characterful Edwardian residence on the edge of Russell Park...

Key Features

Characterful Edwardian residence
C.2,000sqft over three storeys
Two versatile reception rooms
Open-plan kitchen/dining
Four double bedrooms, two en suite
Private garden - a little oasis
Opposite Russell Park
200m from the Embankment
Close to Harpur Trust schools
Short cycle to the station

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



This capacious, characterful Edwardian residence is a wonderful family home, with c.2,000 sq ft of space, period features throughout, a mature, leafy garden, and all on the edge of Russell Park.

Accommodation

21 Shaftesbury Avenue is an excellent example of an Edwardian residence, with character features including original floor tiles, decorative fireplaces and wide bay windows, alongside generous rooms and high ceilings. The property has real warmth and charm and has been a much-loved family home.

What appealed to the current owners when they purchased the property 15 years ago was the space it offered, with c.2,000sqft spread over three storeys. Their family of four could grow into the house, and there were separate areas for both parents and children to appreciate.

The two connected reception rooms are especially versatile. The back room was a dedicated playroom when the children were little, allowing adults to relax in the front room without having to tidy up toys first. Today, they're laid out as a lounge and a music room, with ample space for a piano. For more separation, it would be easy to add double doors. French doors at the back give immediate access onto the patio.

At the rear of the accommodation is open-plan kitchen/dining. This is a lovely, sociable space, where you can cook, eat and entertain all in one area. The dining space fits an eight-seater table, great for large families to sit down together for daily meals and Christmas lunch alike.





The style of the kitchen matches the property's traditional, homely feel. Cream cabinetry is topped with stone surfacing, and integrated appliances include an oven, a hob and a fridge/freezer. There are gaps for a freestanding dishwasher and washing machine.

Upstairs, big, balanced accommodation continues. All four bedrooms are large doubles, with the full-width front bedroom especially spacious - and also benefitting from views through the trees into Russell Park. Two of the bedrooms have the advantage of an en suite shower room, while the remaining two share the family bathroom. There's a cloakroom downstairs too. As well as fitted wardrobes in three of the bedrooms, there's an easy-access loft on the top floor, providing a family with plenty of storage space.

Outside

The outside space at 21 Shaftesbury Avenue is a little oasis. Tall trees seclude the garden and grant privacy, and the mature, leafy setting is just delightful. You'll even find grapevines winding through the branches. From the kitchen is a patio for outdoor dining, and in the back corner of the garden is another patio ideal for sitting outside with a coffee among the ivy.

At the front of the house is a courtyard-style area. A side gate connects front and back and allows you to bring bikes and bulky items through into the garden. Parking is available on the road.



Area

Perhaps the property's biggest bonus is its position on the edge of Russell Park. The playground is directly opposite, with over 11 acres of greenspace and various sports facilities beyond. This couldn't be better for a family! Being just 200m from the Embankment and about a kilometre from Priory Country Park means waterside walks and watersports are only a short stroll away. Families are also very close to Castle Newnham School and Bedford's renowned Harpur Trust.

Bedford town centre is a 20-minute walk from the address. Here you'll find food and drink options in abundance, an array of independent shops and businesses, as well as culture and entertainment. Commuters can walk to the station from Shaftesbury Avenue in half an hour, or cycle in under 10 minutes. Direct services from Bedford reach London St Pancras in as little as 40 minutes.

Bedford Railway Station • 2 miles
Milton Keynes • 22 miles
A1 Black Cat Roundabout • 12 miles
M1 Junction 13 • 12 miles
Luton Airport • 24 miles
Stansted Airport • 46 miles
London • 59 miles

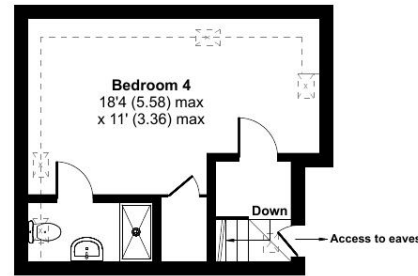




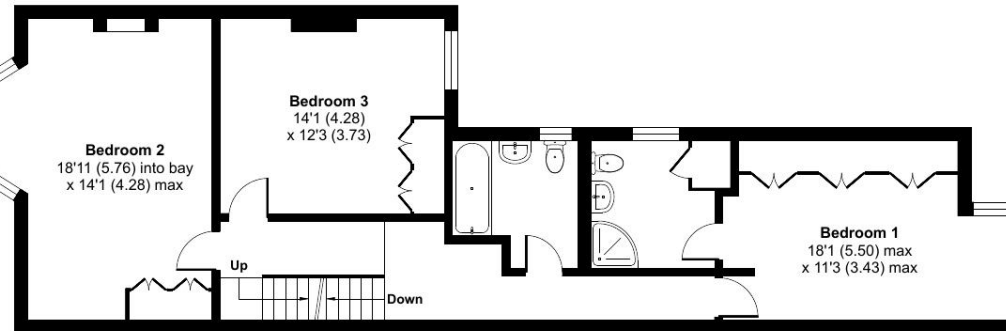
Shaftesbury Avenue, Bedford, MK40

Approximate Area = 2021 sq ft / 187.8 sq m (excludes restricted head height)

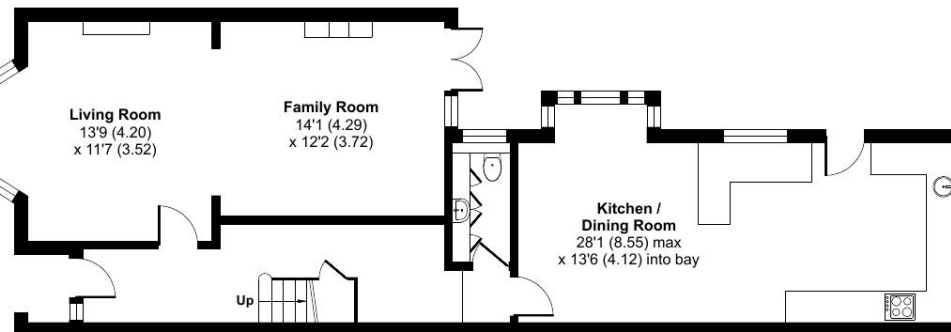
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SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

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

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