

# 22 Lansdowne Road

Bedford | Bedfordshire | MK40 2BU

Lane & HOLMES LLP Est. 1985



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## Price £750,000

Rarely available semi-detached home in a central location…

## Key Features

Victorian semi-detached home

Two large reception rooms with fireplaces

Kitchen/living/dining room with central island

Five double bedrooms

Family bathroom and shower room

Cloakroom and cellar

Gas central heating

Many original features

Off road parking for multiple vehicles

Walled garden to the rear

No onward chain

Freehold

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







This elegant and generously proportioned Victorian semi-detached home occupies an attractive position on a tree-lined residential road, conveniently located within easy reach of Bedford town centre and the mainline railway station. Beautifully combining period charm with spacious and versatile accommodation, the property offers a wealth of characterful features arranged over three floors, making it an ideal home for families and those seeking additional space for working from home or entertaining. The property is offered for sale with no onward chain, providing a potentially smoother and more straightforward purchasing process.

Upon entering the property, you are welcomed by a spacious and impressive entrance hall, which immediately sets the tone for the generous accommodation throughout. The ground floor provides two substantial principal reception rooms, both featuring attractive bay windows that allow plenty of natural light to fill the rooms. These versatile spaces retain much of their original character, with period fireplaces providing attractive focal points and creating a warm, traditional atmosphere. The reception rooms could be used as formal sitting and dining rooms, or adapted to suit a variety of lifestyle requirements.

To the rear of the property is a particularly appealing kitchen, living and dining room, offering a more informal and sociable space for everyday family life. The kitchen is fitted with a range of units providing useful storage and preparation space, complemented by a central island that creates an additional practical workspace and a natural gathering point. There is also space for a range-style cooker, while the open-plan arrangement provides flexibility for dining and relaxing. This room offers excellent potential for entertaining guests and enjoying time with













family, with access to the rear garden adding to its overall appeal. Completing the ground floor accommodation is a useful cellar, offering additional storage potential, together with a convenient cloakroom.

The upper floors provide five bedrooms in total, offering excellent flexibility for growing families, visiting guests or those requiring dedicated home office space. Stairs rise from the spacious entrance hall to the first floor, where the principal bedroom is positioned to the front of the property and benefits from an attractive bay window. Two further double bedrooms are also located on this floor, providing comfortable and well-proportioned accommodation. A shower room serves the first floor, while a useful storage cupboard has been adapted by the current owners for use as a utility area, providing a practical space for laundry and household appliances.

Continuing to the second floor, there are two additional double bedrooms, further enhancing the versatility of the property. One of these bedrooms benefits from a walk-in wardrobe, providing valuable additional storage and a useful dressing area. The floor is completed by a refitted family bathroom, which features a stylish freestanding bath and offers a comfortable space in which to unwind. A useful eaves storage area provides further room for storing seasonal belongings and household items, helping to make the most of the available space.

Throughout the home, a number of attractive original features have been retained, contributing to its distinctive Victorian character and timeless appeal. These include exposed wooden flooring, traditional sash windows and period fireplaces, all of which add charm and individuality to the accommodation. The combination of these original details with the generous room proportions creates a

property that offers both character and practicality. Heating is provided by a gas-fired central heating system with radiators throughout.

## Outside & Area

To the front of the property, an attractive walled frontage provides a degree of privacy and creates an appealing approach to the house. A shingle driveway offers valuable off-road parking for multiple vehicles, an excellent benefit for households with more than one car or for those who regularly welcome visitors. Additional on-street parking is available nearby, with permits obtainable at a modest cost.

The enclosed rear garden provides a private outdoor space with a combination of patio and lawn, offering plenty of potential for a variety of uses. The patio area is ideal for outdoor dining, entertaining friends and family, or simply relaxing during the warmer months, while the lawn provides space for children to play or for gardening enthusiasts to create their own outdoor retreat. The surrounding walls help to establish a sense of enclosure and privacy, making the garden a pleasant extension of the indoor living accommodation.

Lansdowne Road is ideally positioned for those wishing to enjoy the convenience of town-centre living while retaining the character and atmosphere of an established residential neighbourhood. Bedford town centre is within walking distance and offers a wide range of shops, cafés, restaurants, leisure facilities and everyday amenities. The nearby mainline railway station provides convenient rail connections for commuters and those travelling further afield.







The property is also well placed for access to the Harpur Trust schools, making the location particularly appealing to families considering schooling options in the area. The surrounding streets are characterised by attractive period homes and established greenery, contributing to the area's enduring appeal.

Combining five double bedrooms, generous reception space, a sociable kitchen/living/dining room, useful additional storage and private gardens, this attractive Victorian home offers spacious and versatile accommodation in a convenient Bedford location. With its wealth of original features, off-road parking and the advantage of being offered with no onward chain, the property presents an excellent opportunity for buyers seeking a characterful home with room to accommodate a variety of needs.

Bedford Railway Station • 1 mile
Milton Keynes • 17 miles
A1 Black Cat Roundabout • 12 miles
M1 Junction 13 • 11 miles
Luton Airport • 22 miles
Stansted Airport • 46 miles
London • 57 miles



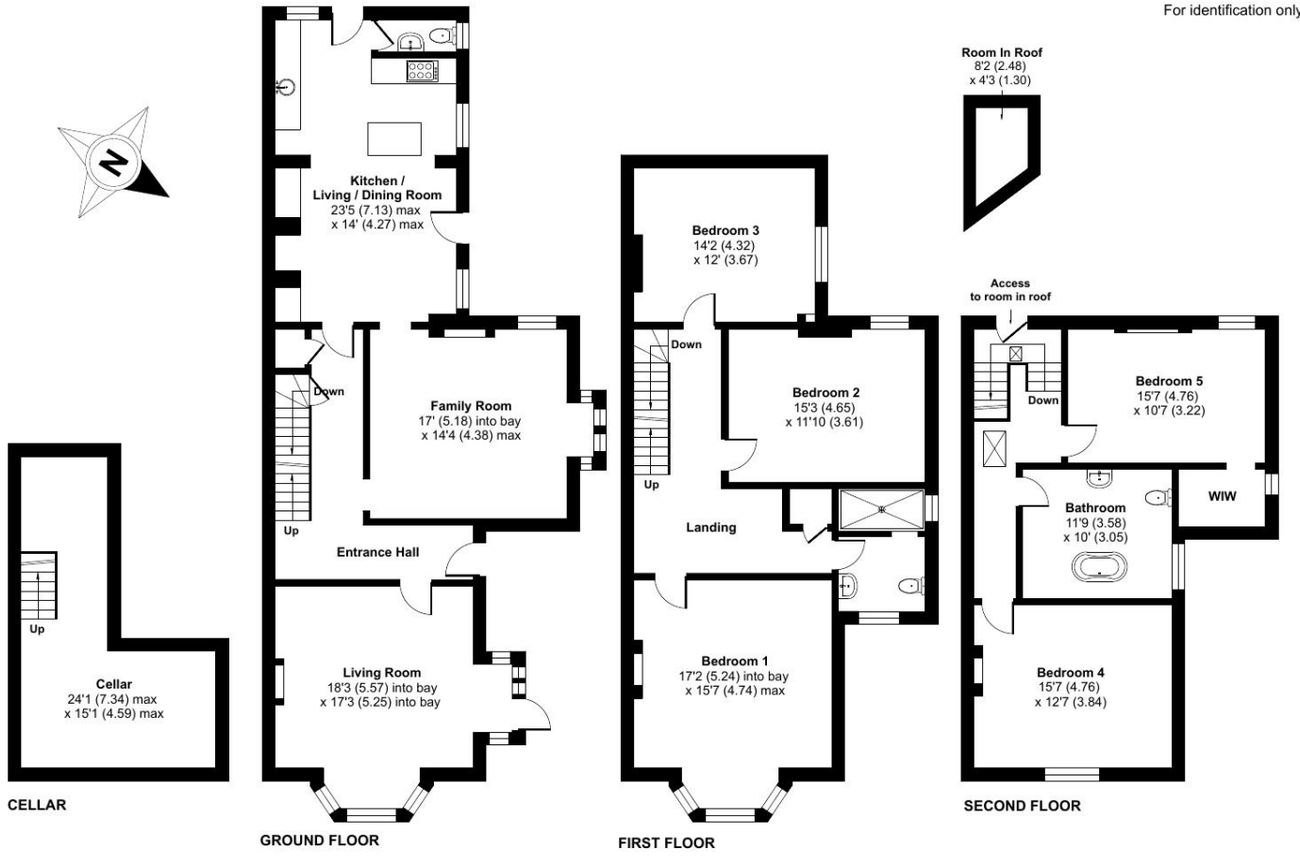




# Lansdowne Road, Bedford, MK40

Approximate Area = 2775 sq ft / 257.8 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). © nichecom 2026. Produced for Lane & Holmes. REF: 1526038

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