



33 Waterloo Road

Bedford | Bedfordshire | MK40 3PQ





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Price £825,000

A rare opportunity to buy a detached Victorian house of c.2,134 sq ft on one of Bedford's most coveted addresses, in the heart of the Castle Quarter - offering scope for a substantial side extension and travel to St Pancras in under 40 minutes.

Key Features

Three reception rooms with original period features throughout

Kitchen/breakfast room with underfloor heating and log burner

Principal bedroom with new walk-in wardrobe

Top-floor bedroom with en suite

Two other bedrooms facing south

Four-piece bathroom with rolltop bath and walk-in shower

South-facing garden with Indian sandstone terrace



Accommodation

Detached Victorian houses on Waterloo Road do not come to market frequently. When they do, they tend not to stay there long. This is one of Bedford's most desirable streets in one of its most sought-after neighbourhoods, and Number 33 is an exceptional example of what the road offers: generous, bright, well-proportioned accommodation across c.2,134sqft, a good-sized south-facing garden, and the kind of period architecture that remains genuinely difficult to replicate.

Built in the 1890s, the house retains its original Victorian features throughout, with high ceilings, decorative gables, finials, sash and bay windows fitted with sleek double-glazing, multiple working fireplaces, and original wood and tiled flooring in the principal reception rooms and hallway. The current owners have refreshed the interiors with considerable care, and the result is a home that feels both characterful and current.

Ground Floor

Entering through wide front doors into an impressive entrance hall, original tiled flooring underfoot and high ceilings above set the tone for the property's well-maintained character. To the right, two large reception rooms run the full width of the front of the house. Bay windows draw generous light into both rooms, which function as distinct spaces when the bi-fold doors between them are closed, and as a single, expansive room when open. French doors at the far end create a direct connection into the garden.





Moving through the hall towards the rear of the house, the space opens into the dining room and kitchen/breakfast room, the informal heart of Number 33. The dining room is a substantial entertaining space: a log burner makes it a natural setting for winter dinners and Sunday lunches, while large sash windows bring in natural light and, in warmer months, a gentle cross-breeze. The kitchen runs beyond the dining room, fitted in grey cabinetry with black surfacing, an inset sink, dishwasher, dual undercounter fridges, and a large range. The breakfast area offers a quieter start to the day, with south-facing French doors opening onto the garden, with light pouring in across the Indian sandstone patio. Underfloor heating ensures the rear of the house remains a comfortable retreat year-round.

A ground-floor cloakroom and washroom sit off the kitchen, and a sizable cellar accessed from the dining room provides serious, accessible storage below.

First Floor

The first floor comprises three bedrooms, each proportioned for king-sized beds. The principal bedroom includes a newly fitted walk-in wardrobe, custom-built by a local carpenter and lit by LEDs. The bedrooms on this floor share a four-piece bathroom featuring a walk-in shower and a rolltop, clawfoot bath that matches the Victorian era's elegance. There is an additional separate washroom and storage built into the staircase. One of the bedrooms is currently used as a large office space, with engineered oak flooring and full-height window. The two rear bedrooms look out over the garden with glimpses of rowing boats and swans as they pass along the River Ouse.



Second Floor

The top floor feels distinct from the rest of the house, quieter, more private, with its own rhythm. A generous landing area offers scope for a reading room or workspace, or could be absorbed into a larger dressing and storage arrangement. The bedroom itself is a substantial double en-suite, and lends itself naturally to use as a master suite, a guest room with genuine separation, or a private domain for a teenager who has outgrown sharing a floor with everyone else.

Outside

The front of the property is finished in gravel, with hardstanding for bikes and gated access through to the garden. The south-facing rear garden is a considered and well-planted space: an Indian sandstone patio gives way to a lawn bordered by palms, magnolia, California lilac and Russian olive, all contained within low brick walling that sits naturally within the Victorian streetscape. Waterloo Road is resident's permit parking, meaning residents can always find a nearby space to park.

Extension Potential

The spacious plot with side-access presents a superb opportunity to develop/extend the property further. (Subject to planning permission) To the side of the house is a paved area currently used for seating and outdoor entertaining, over which several neighbouring properties on Waterloo Road have already extended to increase their footprint. The owners have had initial plans drawn for a comparable side return, available on request. For a buyer looking to take an already generous home and expand it further, potential therefore exists.



Waterloo Road, Bedford, MK40

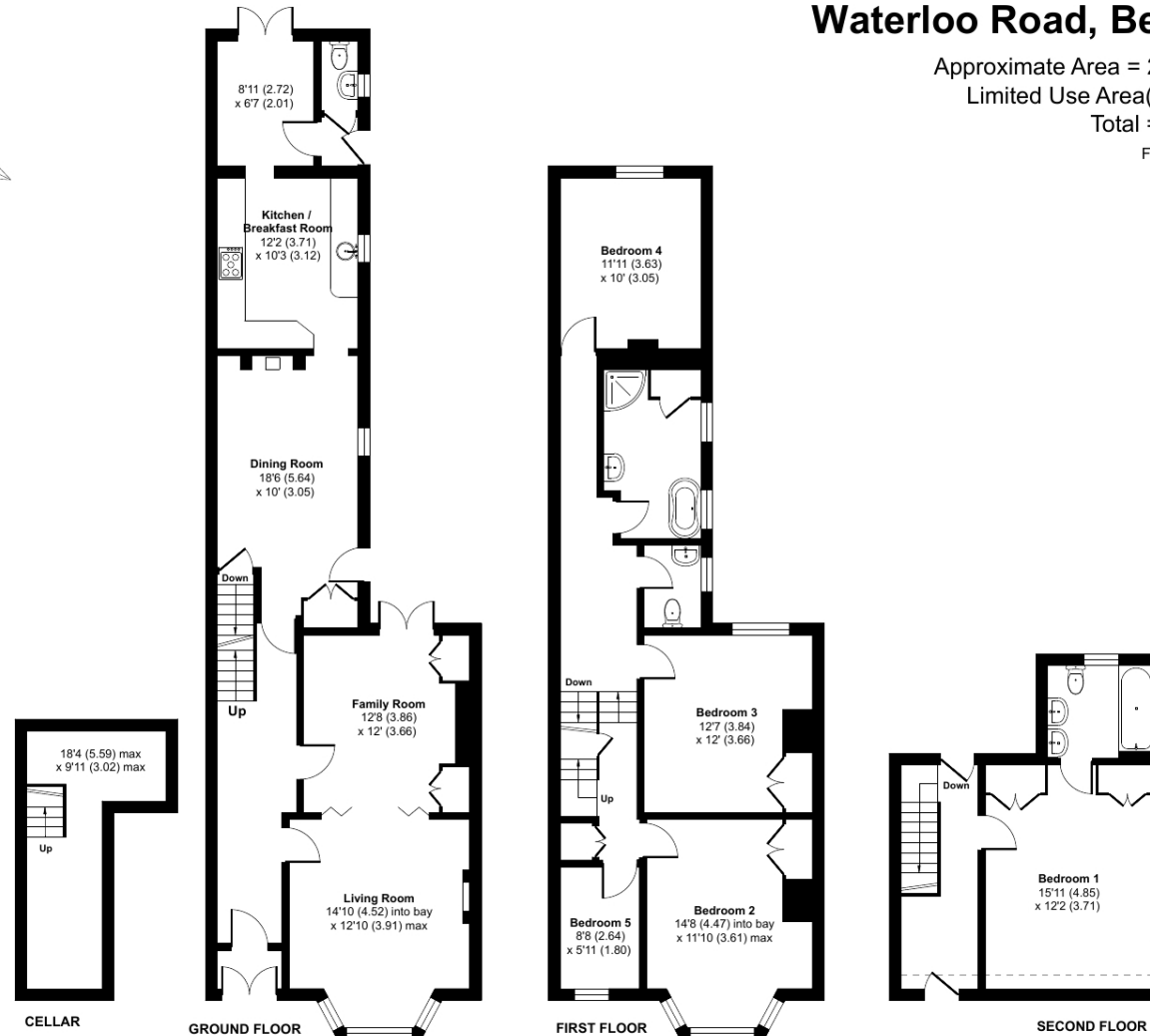
Approximate Area = 2134 sq ft / 198.2 sq m

Limited Use Area(s) = 18 sq ft / 1.6 sq m

Total = 2152 sq ft / 200 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Lane & Holmes. REF: 1431832

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