

## 33 Waterloo Road , Bedford, MK40 3PQ

A rare opportunity to buy a detached Victorian house of c.2,134sqft 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.

Price £825,000

# 33 Waterloo Road

, Bedford, MK40 3PQ



- Detached c.2,134sqft Victorian residence, rarely available
- Three reception rooms with original period features throughout
- Top-floor bedroom with en suite
- South-facing garden with Indian sandstone terrace and substantial side extension potential
- One of Bedford's most sought-after addresses, Castle Quarter
- Kitchen/breakfast room with underfloor heating and log burner
- Two other bedrooms facing South
- Named in The Sunday Times Best Places to Live 2026
- Principal bedroom with new walk-in wardrobe
- Four-piece bathroom with rolltop bath and walk-in shower

## Accommodation

### Ground Floor

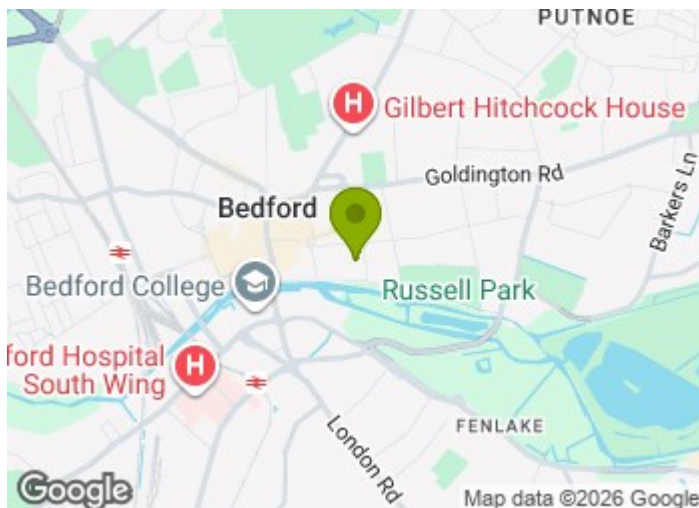
### First Floor

### Second Floor

### Outside

### Extension Potential

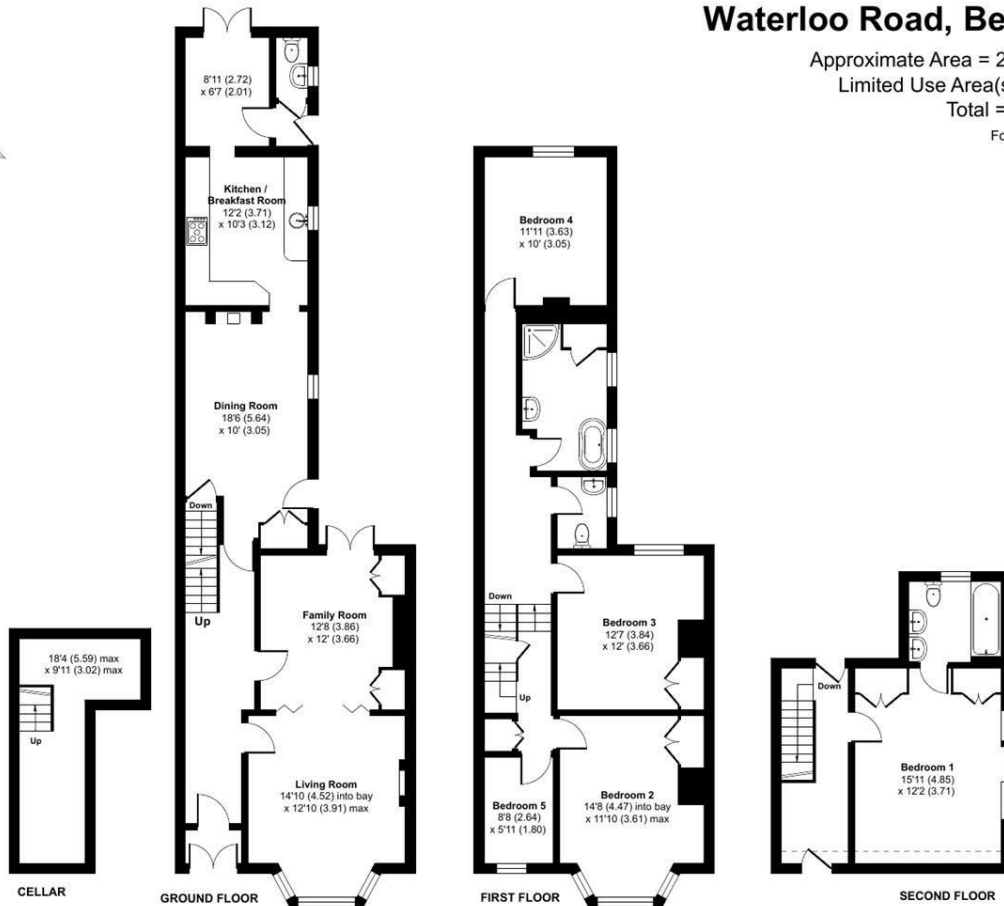
### Area



## Directions



# Floor Plan



## 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). © nichecom 2025. Produced for Lane & Holmes. REF: 1431832

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

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