



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

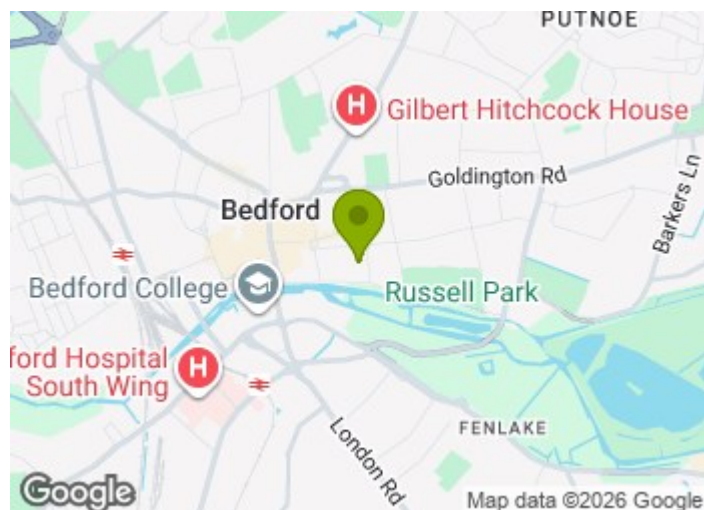
First Floor

Second Floor

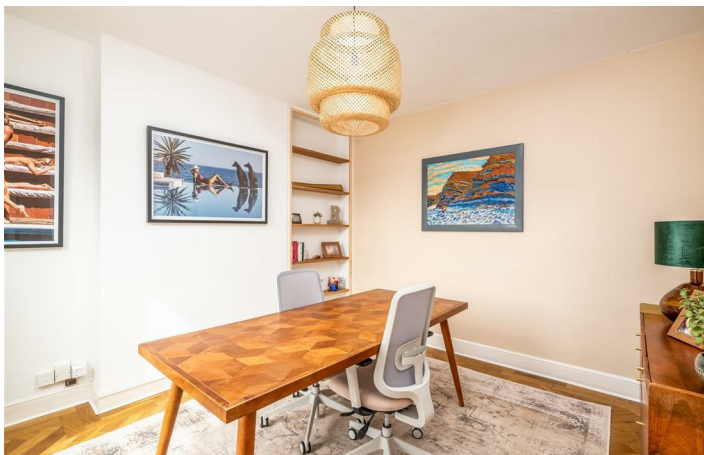
Outside

Extension Potential

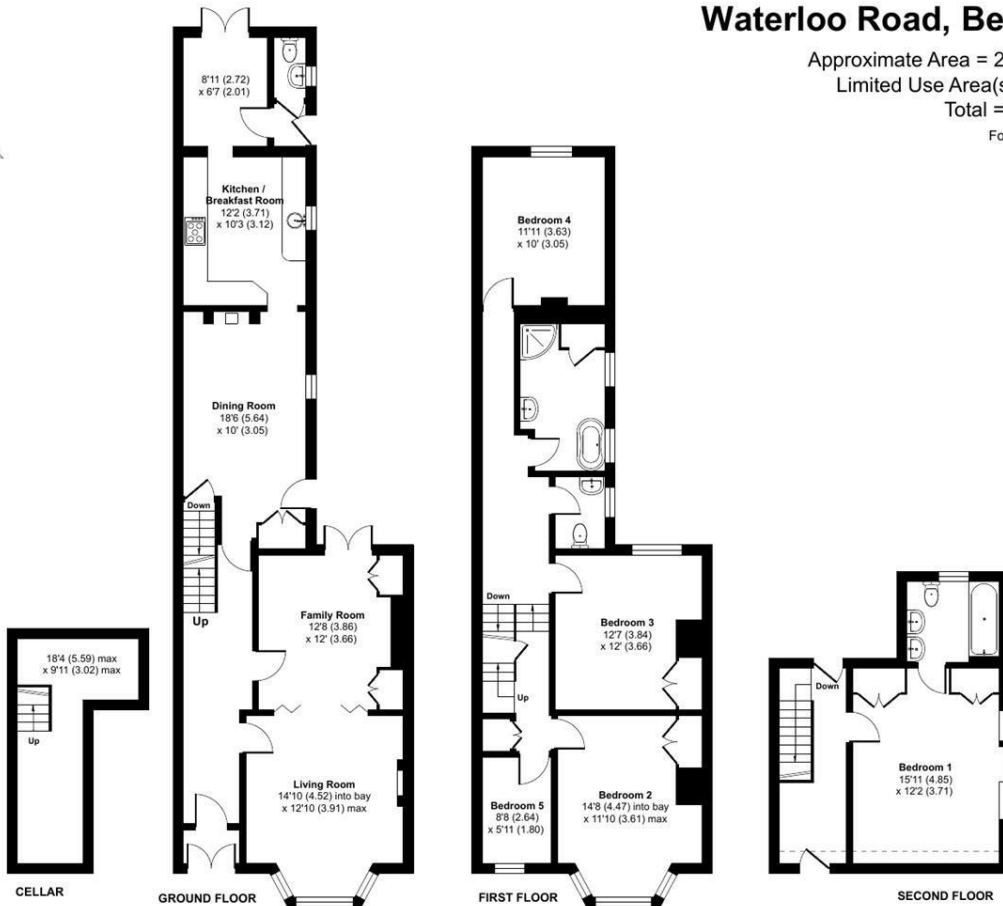
Area



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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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

Over 1200 offices throughout the UK including Bedfordshire, Hertfordshire, Cambridge and London