

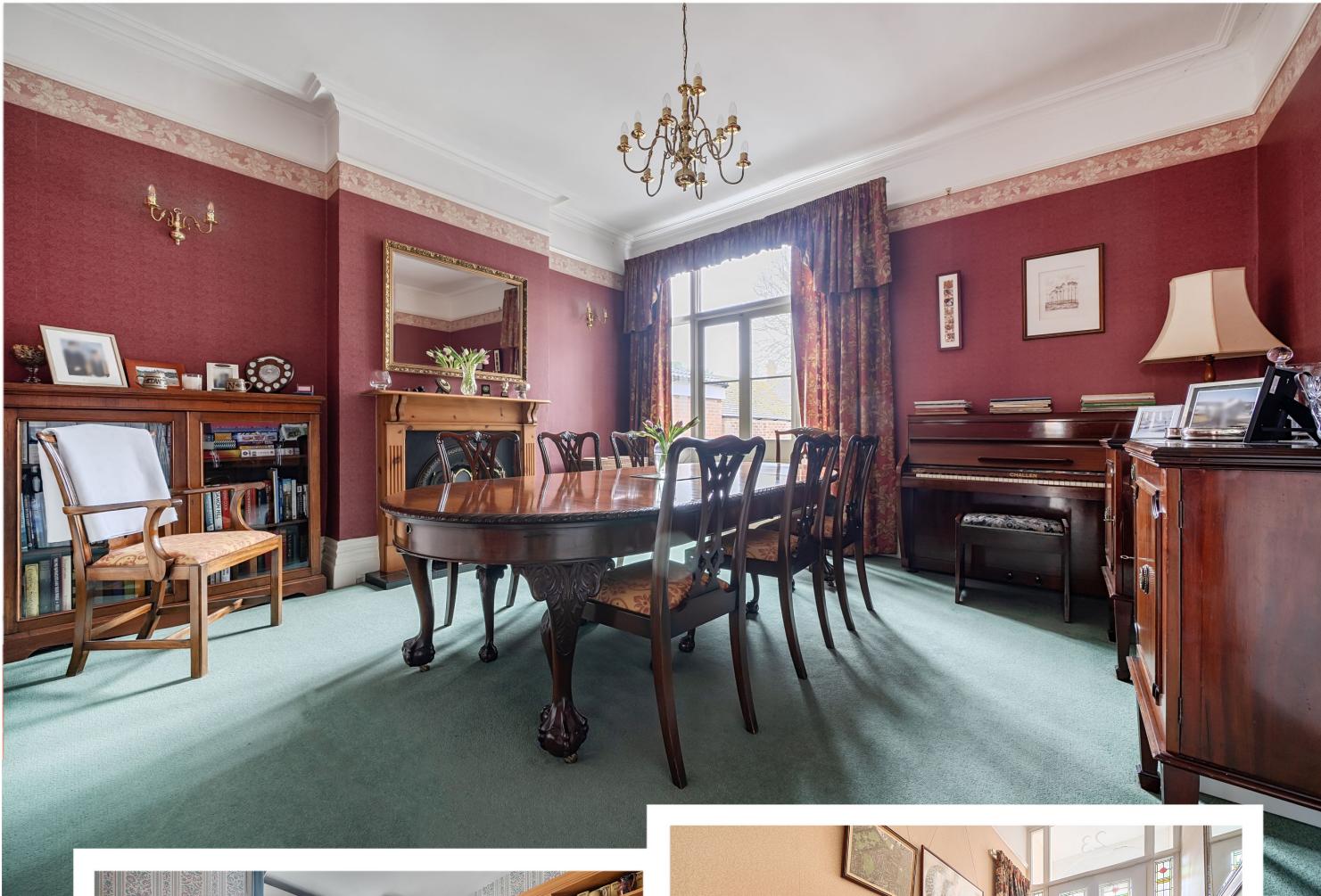


23 St. Augustines Road, Bedford, MK40 2NB

**Lane &
HOLMES**

Est. 1985





23 St. Augustines Road
Bedford
Bedfordshire
MK40 2NB

Price £725,000

Spacious six-bedroom
Victorian home just steps
from Bedford's Victorian
park...

Bay-fronted Victorian home
A stone's throw from Bedford Park
Over 2,700 sq ft of accommodation
A wealth of original period features
Three reception rooms

Fitted kitchen with additional breakfast
room

Six bedrooms
Two bath/shower rooms and cloakroom
Mature private garden
Off-road parking and garage
Freehold

- Council Tax Band E
- Energy Efficiency Rating D



This attractive Victorian six-bedroom home on St Augustine's Road in Bedford, just a stone's throw from Bedford Park, offers over 2,700 square feet of well-arranged accommodation across three floors. Full of period charm with a red-brick façade, bay windows, and an antique glass front door, the property combines character with modern comfort, with most windows upgraded to double glazing, plus off-road parking and a garage.

The ground floor provides a range of well-proportioned reception rooms, including a bay-fronted living room, a spacious formal dining room with doors leading directly to the garden, and a study, offering flexibility for family life and entertaining. The entrance hall features striking geometric tiles, while both the living and dining rooms include open fireplaces and benefit from high ceilings, dado and picture rails, and traditional detailing throughout. To the rear, the kitchen and breakfast room provide a practical space with direct access to the garden.

Across the upper floors are six generously sized bedrooms, including a bay-fronted main bedroom with an en suite bathroom. Several bedrooms retain original fireplaces and further period features such as dado rails, adding to the home's character. The home features two bath/shower rooms and a downstairs cloakroom with a toilet and washbasin. The main family bathroom is fitted with a freestanding bath and a separate shower. A utility room is conveniently located on the first floor alongside additional well-placed facilities. The layout offers excellent versatility for family living, accommodating guests or home working.

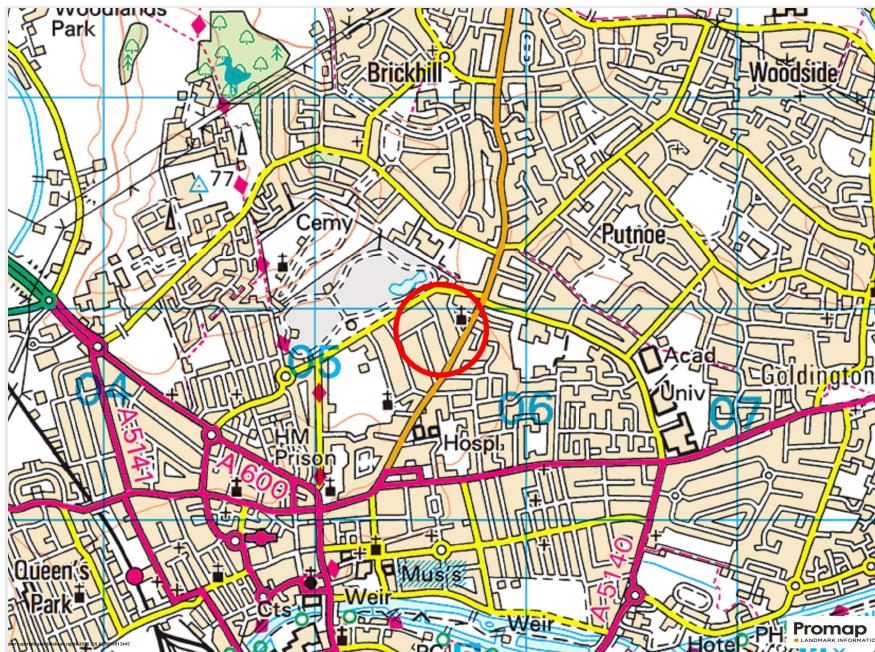


Outside, the private rear garden is enclosed by an attractive brick wall and is mainly laid to lawn, with mature trees and established shrubs creating a sense of privacy. The garden also features a water feature and a summer house, ideal for relaxation.

Overall, this is a substantial and characterful Victorian home offering generous living space, retained period features, and a well-balanced layout suited to modern family life. St Augustine's Road runs just off Park Avenue in Bedford, home to Bedford Park, with a sprawling greenspace and sports facilities on the doorstep, along with a café.

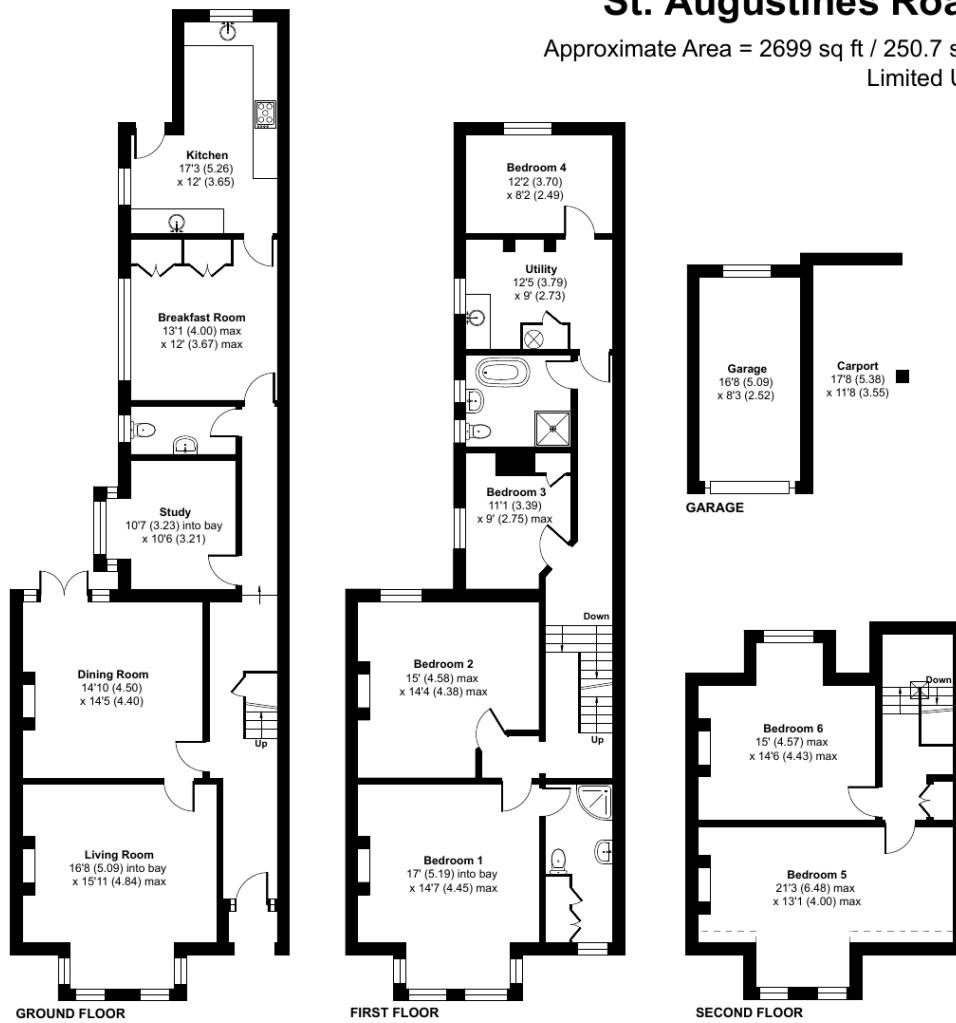
Less than a mile away is all Bedford town centre has to offer, from riverside walks along the Embankment to retail and refreshment at the many shops and eateries, as well as a rich calendar of events for all ages. Rail services from Bedford station reach London in as little as 40 minutes. Bedford is home to the renowned Harpur Trust schools, with Pilgrims pre-prep and nursery just minutes away, and Castle Newnham secondary school only five minutes from the property.





Bedford Railway Station 1.5 miles • Milton Keynes Station 18 miles • A1 Black Cat Roundabout 12 miles • M1 Junction 13 11 miles • Luton Airport 29 miles • Stansted Airport 56 miles • London 61 miles





St. Augustines Road, Bedford, MK40

Approximate Area = 2699 sq ft / 250.7 sq m (excludes garage / carport)

Limited Use Area(s) = 13 sq ft / 1.2 sq m

Total = 2712 sq ft / 251.9 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). © nchecom 2026.

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