



26 Park Avenue, Bedford, MK40 2LR







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Bedford
MK40 2LR

Guide £1,650,000

Bright and beautiful
Edwardian residence spread
over c.4,000 sqft and
opposite Bedford Park...

Detached Edwardian residence

Refurbished to high standards

4,000 sqft over three storeys

Flexible reception rooms

Sleek kitchen, Gaggenau appliances

Seven bedrooms, three en suites

Secluded gardens with courtyard

Gated driveway, double garage

Opposite 61-acre Bedford Park

Short walk to Harpur Trust schools



- Council Tax Band G
- Energy Efficiency Rating D



A bright and beautiful detached Edwardian residence spread over c.4,000 sqft and refurbished to high standards. The property is opposite Bedford Park and perfectly positioned for Harpur Trust schools.

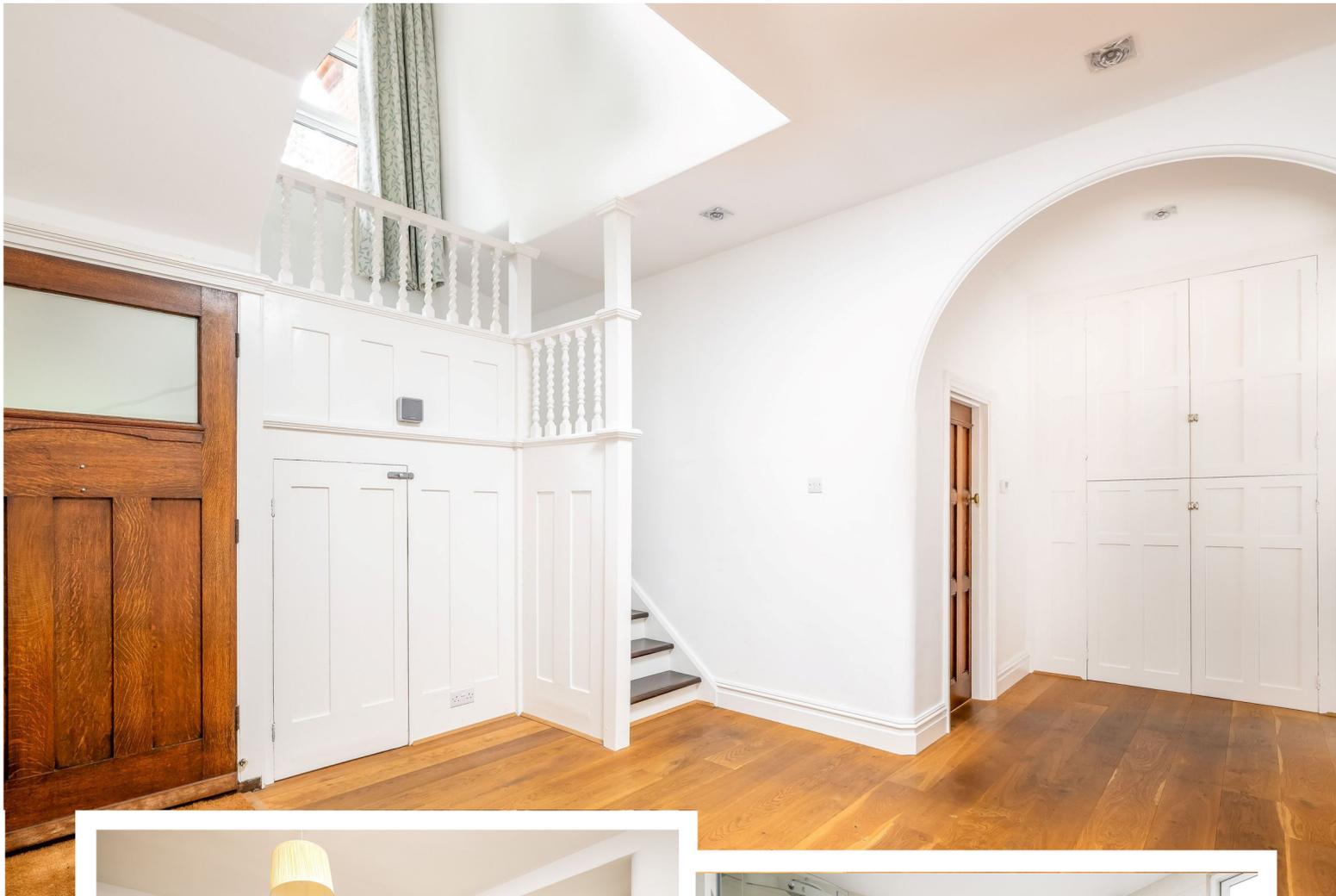
Accommodation

This Edwardian residence is immense and impressive, with three-storey accommodation spread over 4,000 sqft. Ground-floor rooms are flexible and flow well into each other, the first floor has five double bedrooms, and the top floor offers the possibility for multi-generational living or as an apartment for older children.

Since the property changed ownership a decade ago, there's been transformation from dated to timeless. Many period features have been retained, including wood floors and multiple fireplaces. Character and architectural details can be found both inside and out, from curved corners to an ornate ceiling, arched windows to an interesting sundial. Box bay windows bring in lots of natural light, and super-high ceilings give an airy atmosphere.

During the refurbishment, the owners stripped the property back. They replumbed, rewired and reroofed, replaced the windows, refitted the kitchen and bathrooms, and redecorated and refreshed in a neutral style.

The main living space saw the most dramatic update, the kitchen especially so. This is now sleek, stylish and high-spec, with off white cabinetry, white surfacing and a substantial central island. Cooking appliances, the coffee machine and the dishwasher are Gaggenau, there are two Miele fridge/freezers, and the Blanco sink has a boiling water tap and a waste disposal.



Off the kitchen are the dining room and snug, while the utility room is just across the hall. There are two further reception rooms: the office to the front of the house and the lounge to the side. The lounge is considerably sized, with ample proportions to section into sitting and playing areas. The rear of this room is ideal as a reading space, with lovely natural light from full-height south-facing windows.

Up the turning staircase from the huge entrance hall are five bedrooms, one with an en suite shower room, the rest sharing the family bathroom. Every bathroom is modern, immaculate and again high-spec, and they all have underfloor heating, as does the open-plan space downstairs. The top floor has two further bedrooms, both with an en suite.

Outside

The plot here presents relatively low-maintenance grounds to three sides, and plenty of off-road parking to a gated gravel driveway and a double garage.

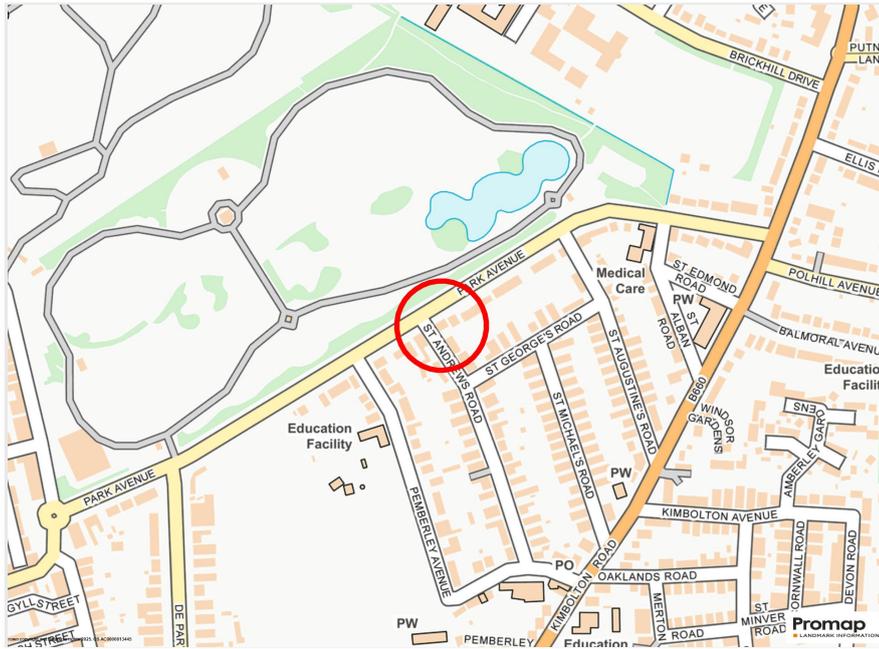
At the rear of the house is a courtyard and garden, affording a private outdoor setting secluded from neighbours and facing south for optimum sunshine. The other sides of the plot are lawned, with established planting around the perimeter. A gated path at the front leads to the grand porch.

Area

This part of central Bedford is perfect for families, and Park Avenue is prime for those needing easy access to the Harpur Trust schools. Bedford School and Pilgrims Pre-Prep are only 10 minutes away on foot, and Bedford Girls and Bedford Modern are about 15 minutes further.

For commuters, Bedford station is a 30-minute stroll or an 8-minute cycle from the address.





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 60 miles



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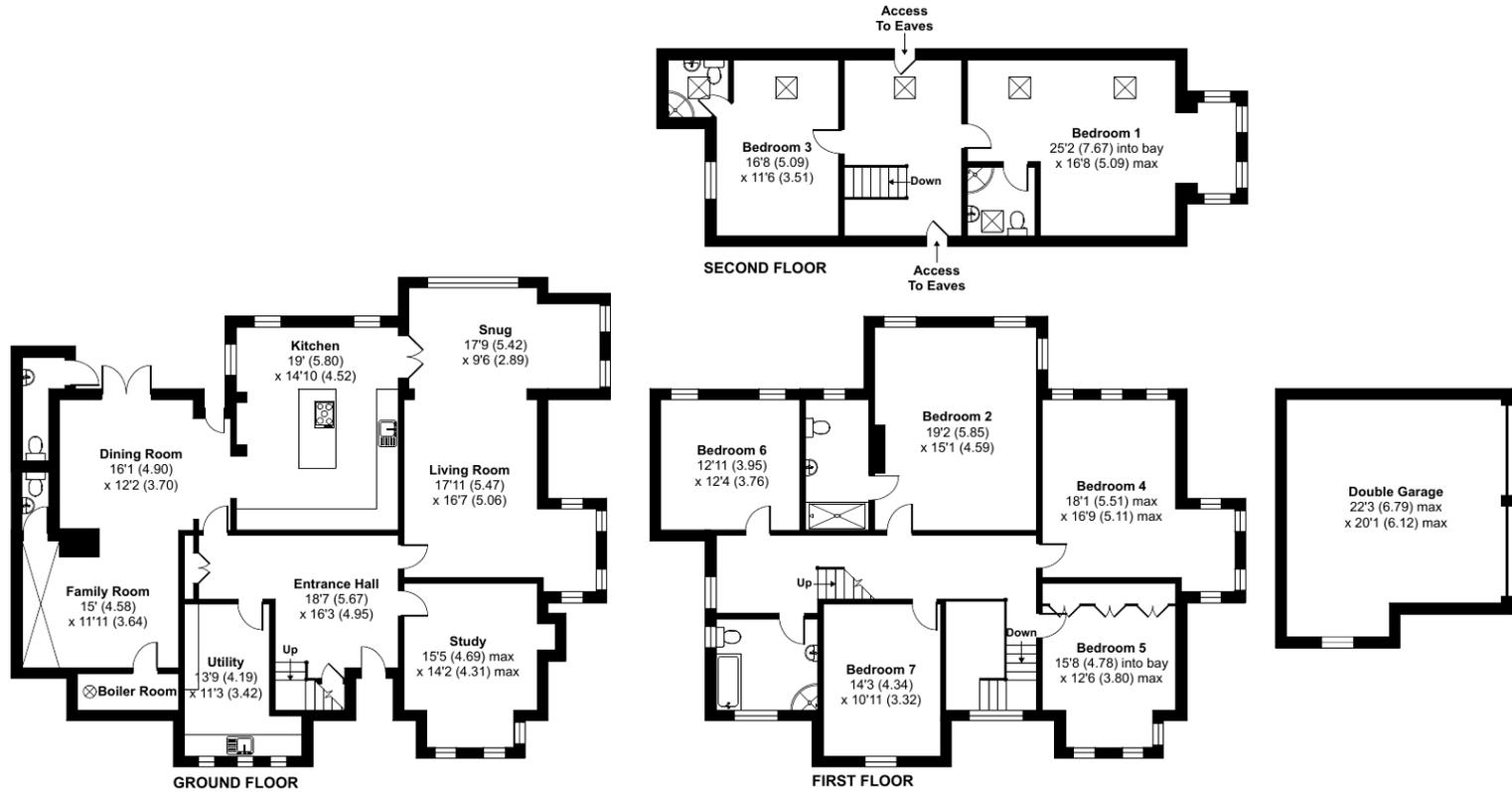
Approximate Area = 4019 sq ft / 373.4 sq m

Garage = 417 sq ft / 38.7 sq m

Outbuilding = 29 sq ft / 2.7 sq m

Total = 4465 sq ft / 414.8 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). © n̄che.com 2025. Produced for Lane & Holmes. REF: 1330698



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