

# 4 St Andrew's Road

Bedford, Bedfordshire MK40 2LJ



PERFECTLY  
CONNECTING  
PEOPLE AND  
PROPERTY











## Deceptively Spacious, with Designer Garden - Close to Bedford Park

A Virginia Creeper-clad, 3-bedroom, '50s home in one of the county town's tree-lined, mostly Edwardian, streets, with a super garden designed by a Chelsea Flower Show Silver Medalist, and a stone's throw from the beautiful Bedford Park. Extended and updated, with downstairs underfloor heating and recent kitchen and bathroom, there is still scope for a loft conversion and integrating the garage more fully into the home. Driveway parking for at least 2 cars completes the picture of a family home within walking distance of every facility within the historic market town.

Walk the children to your choice of schools, Priory Primary, rated 'Good' by Ofsted, and the outstanding Bedford Free School both about a mile away. The world-renowned Harpur Trust private schools, such as Pilgrims Pre-Prep and Bedford School for boys are just a few hundred yards, the Girls' School, Bedford Modern and Greenacres just over a mile.

If you're travelling to London or elsewhere, the station is just over a mile's stroll from your front door. Budgens Stores is just around the corner. Surgery, shops and supermarkets, gyms, pool, cinema and theatre, pubs, restaurants and music venues are all within walking distance of your new home.

And just a couple of hundred yards away is Bedford's pride and joy, the Victorian Park, with its lakes, Pavilion Café and sporting facilities, from tennis to cricket, rounders to bowls, that every member of the family, two legs or four, old or young, simply adores.

One of the finest embankments in the country, alongside the wonderful River Great Ouse, is less than a mile away. What a boon that your car can remain happily in your drive.







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## AT A GLANCE

- **3 double bedrooms**, all with fitted furniture
- **Bathroom**, with freestanding bath (with bath/shower mixer), separate shower and twin-basin vanity unit – with electric underfloor heating
- **Galleried Landing** with Airing cupboard / Loft access  
**Loft**, with Velux window, boarded, with light and wooden ladder – **scope for conversion** (perhaps to bedroom and bathroom)
- **Kitchen/Breakfast/Family room** – appliances include: undermounted 1.5 bowls, with drainer grooves; Rangemaster electric/gas range cooker (with 5-burner hob) and chimney hood; space for fridge/freezer – French doors to terrace
- **Downstairs shower room** (off kitchen)
- **Utility area**, within former garage, with spaces for washer and dryer
- **Dining room**, with open fireplace and sliding door to terrace / **Sitting room**, with open fireplace and fitted furniture (either room could be a future bedroom)
- **Hall**, with understairs cupboards, including coat/shoe cupboard
- Mains gas central heating to underfloor heating (downstairs) and radiators (upstairs) - Kingspan Range Tribune Indirect hot water system / **Full double glazing**
- **Garage** – used as a utility/store (wooden garage doors still in place) / **Driveway parking** for at least 2 cars
- **Gardens** (front and back), with pond and shed / Outside tap / Side gate, with hidden space for bins



## FURTHER FACTS & FIGURES

- **BT Ultrafast Full fibre 500 broadband connectivity or Virgin** / Council tax band: D / EPC rating: D (before refurbishment)
- **Bedford Railway Station: 1.3 miles** – fast trains to London: 39 minutes / Bedford Park: 200 yards
- Bedford Free School: 1.1 miles / Bedford School: 880 yards / BMS and Girls' School: 1.2 miles
- Budgens Stores: 175 yards / **All facilities walkable**





Look forward to the front garden of your new home taking shape, with young Skimmia and Cornus Kousa providing interest throughout the year and Virginia Creeper covering the walls spectacularly in autumn.

Commissioned from Castle Road Antiques, along with the bathroom panel, pretty stained glass in your front door welcomes you home. You've no need to worry about the ceramic floor that runs through the hall and kitchen, but muddy shoes or not, you'll kick them off into the coat cupboard (one of many storage places) simply to feel the cosy warmth underfoot - in the carpeted rooms too.

This is a house that's changed much inside in its seven decades; now designed so that either the dining or sitting rooms can become bedrooms in later life, with the downstairs shower room being great for everyday family life in the meantime. Entertain friends to dinner, winter logs ablaze in the beautiful fireplace, wonderful wisteria hanging above a glazed door sliding open in summertime to evening glass of wine by the lily pond, a magnet for nature, a joyful place to relax.

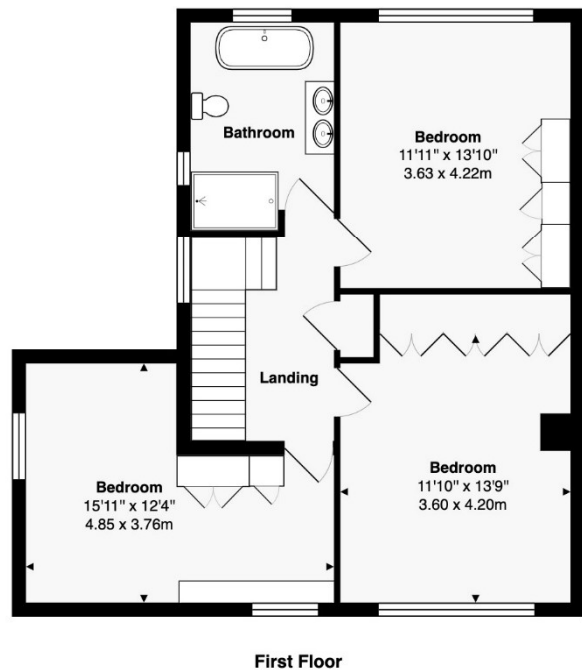
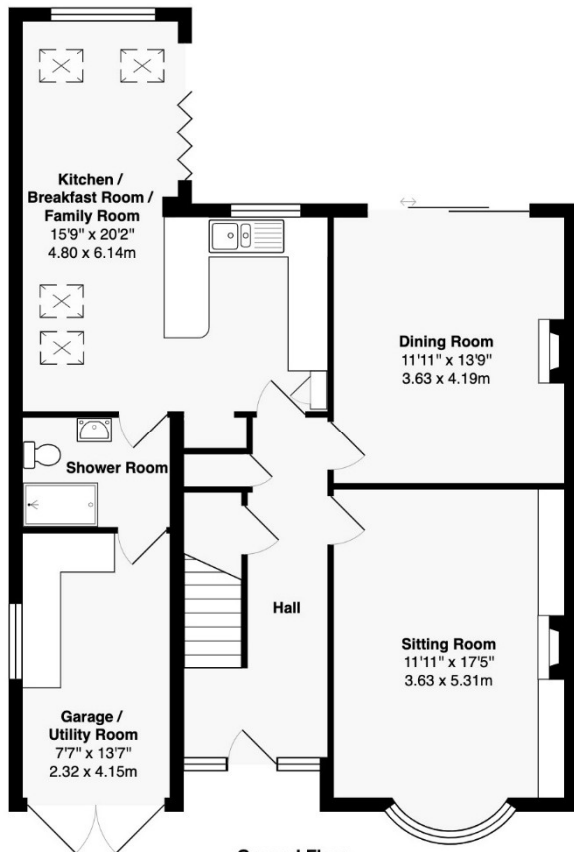
Another beautiful fireplace, with its gorgeous, old wood surround takes centre stage in your bay-windowed sitting room, your collection of books, perhaps, lining the recessed shelves to each side. So, so cosy!

Wash the cares of the day away in your lovely, modern, freestanding bath, in a stylish room complete with twin basins. Wake up to the compelling street scene at the front or to a teasing glimpse of Bedford School's playing fields between the fine old houses beyond the gardens. And contemplate the exciting possibility of adding another bedroom and bathroom in the loft.

Breakfast in the vaulted-ceilinged extension to the kitchen, beautiful granite atop Shaker furniture, antiqued mirror glass splashbacks adding style. Relax on the sofa with the morning newspapers, or outside on the walled terrace, copper beech masking the shed, an evergreen rose clambering through the old crab apple, pink roses taking pride of place on their bespoke oak structure, a trio of ornamental pear trees watching over camelia, ceanothus and a treasure trove of expensive planting - bursting into blossom in spring, delightful all year round.







**Total Area: 1602 ft<sup>2</sup> ... 148.8 m<sup>2</sup>**

This brochure, including the boundary and floor plans (not to scale), is a guide only and nothing within it forms part of an offer or contract. All dimensions are approximate.

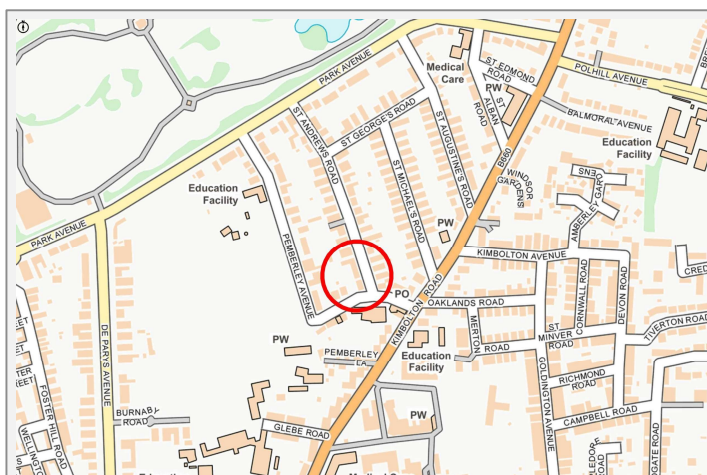
**ARTISTRY**  
PROPERTY AGENTS





Bedford Park at the end of the road

4 St Andrew's Road  
Bedford, Bedfordshire MK40 2LJ



To discuss this unique home or one you wish to sell, please contact us.

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