



SHAFTESBURY AVENUE
Shaftesbury Avenue, Bedford MK40 3RZ

WALDENS ESTATE AGENTS



Shaftesbury Avenue
Bedford
MK40 3RZ

Guide Price £800,000

Built in the early 1900s with views of Russell Park and within a short stroll of The Embankment. Waldens are pleased to offer for sale this beautiful and unique four bedroom double fronted property. Boasting character and elegance. Cloakroom, two separate reception rooms, out buildings, established rear garden.

- Four Bedroom Semi Detached
- Mosaic Tile Hallway
- Sash Windows
- High Ceilings with Picture Rails
- Original Features
- Two Reception Rooms
- Kitchen & Breakfast Room
- Gas Central Heating
- Enclosed Rear Garden

- Council Tax Band E
- Energy Efficiency Rating E



Located next to Russell Park and The Embankment and within an easy stroll to the independent cafes and shops that line Castle Road. The town itself is roughly 10 minutes walk and access to Bedford Train Station is easily accessible.



Set within minutes walk of The Embankment and with views of Russell Park this property has a wealth of charm and character. Entering into the sizeable hall with high ceilings and beautiful original mosaic tiled floor, the hall allows access to all the main living areas. The lounge with its bay sash window and high ceilings overlooks the front of the property. The dining room is another light and airy room with high ceilings and sash windows also overlooking the front of the property. The kitchen / breakfast room is to the rear with views of the garden. Having a good selection of cupboards with built in oven and hob. Space for appliances. Two doors allowing access to the rear garden. The cloakroom has low level WC and wash hand basin. Dog legged staircase leads to the first floor landing and to all bedrooms. The main bedroom has large sash bay window overlooking the front with a view of Russell Park. Bedroom 2 is also to the front with sash window also with a view of Russell Park. The two remaining bedrooms overlook the established rear garden. One having a useful vanity basin. The bathroom is a three piece with panelled bath, low level WC and wash hand basin. Outside you have delightful lawned garden with mixture of shrubs and enclosed by fence boundary. Two outside storage barns. The front is enclosed with gated access leading to the front door.





Total area: approx. 139.7 sq. metres (1503.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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The information contained in the property details are designed to help you decide whether you would like to view the property and to avoid wasting your time in viewing unsuitable properties. We endeavour to ensure accurate information is detailed, but we are largely guided by information supplied to us by the seller. We are unable to check all aspects of the property as this would be prohibitive. Some of the photographs are taken using a wide- angled lens. Where a floor plan has been provided, this is for guidance purposes only.

