

DE PARYS
AVENUE

FITZJOHN
ESTATES

59 De Parys Avenue

Bedford | Bedfordshire | MK40 2TR

Positioned on one of Bedford's most prestigious residential avenues, this 7,500 sq ft Victorian residence exemplifies the fusion of heritage architecture and modern design. With its imposing red-brick façade, gabled rooflines, and period detailing, the house makes an immediate impression, setting the stage for an interior that has been meticulously restored and reimagined to the highest standards.

Key Features

- 6 Bedrooms
- Garage
- 6 Bathrooms
- Landscaped garden
- Off Street Parking
- 7,500 sq. ft. in total

Set behind gates and framed by mature hedging, the home offers privacy, grandeur and a rare level of finish throughout. Located moments from Bedford Park and within walking distance of the town centre, it combines location with scale and refined contemporary living.





Ground Floor

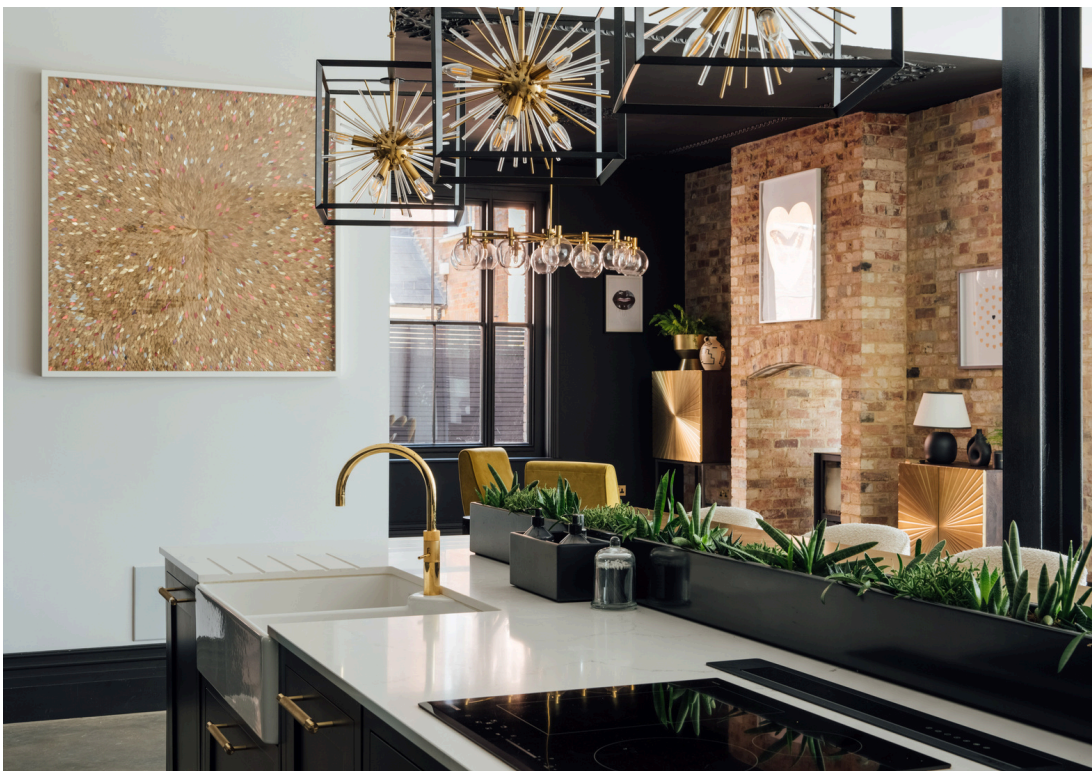
The entrance hall provides a grand and welcoming introduction to the property. Aided by an interior designer, this home has been updated to the highest standard, restoring areas such as the cornicing and original Victorian tiled flooring, but also adding modern, stylish finishes, including Buster and Punch switches throughout the home, and bespoke fitted furniture. Enhanced by antique mirrored wall panelling, the hallway captures a balance between the home's Victorian roots and its updated interior style.

To the right of the entrance lies the library, a striking and atmospheric space designed for quiet retreat or focused work. Painted in deep, enveloping tones with ornate cornicing and bespoke shelving, it provides a sophisticated environment defined by symmetry and elegance.

To the left, the study continues the theme of considered design. Tall sash windows bring in natural light, while bespoke cabinetry and decorative detailing reinforce the refined tone of the home. It is a well-proportioned room offering flexibility for professional or creative use. A downstairs WC is discreetly positioned off the hall.







Ground Floor Continued...

Beyond the hall, a door opens into the expansive rear of the property where kitchen, dining and living spaces have been combined to dramatic effect. At the heart is a bespoke kitchen by Design Space London, defined by dark, matte cabinetry, crisp white quartz worktops, and a central island clad in solid brass. This space is equipped with integrated high-specification appliances including Samsung ovens, induction hob with extractor system, Bosch dishwasher, and dual wine fridges. A separate utility room offers practical support, with space and plumbing for laundry appliances.

Flowing from the kitchen is the open-plan living and dining area. The living zone is centred around a floor-to-ceiling exposed brick chimney breast, which houses a dual-aspect log burner and extends through a double-height ceiling above.

The dining area is framed by full-height sliding doors opening onto the garden terrace, maximising natural light and the connection between interior and exterior. The space comfortably accommodates large gatherings while retaining a sense of proportion and calm. The polished concrete floors throughout the rear ground floor provide continuity and a clean, modern finish, enhanced by underfloor heating.

At the very rear of the home, a further space opens out, designated as a studio or party room. This area has bespoke built-in seating and is the perfect environment for entertaining or a playroom.

There is a basement accessed via the utility room. This space is perfect for storage and houses the heating system for the house.







First and Second Floor

Accessed via the main staircase are five of the six bedrooms, including the principal suite, which is generously proportioned and finished in a rich, contemporary palette. The principal bedroom features high ceilings, plenty of natural light, and access to a large ensuite and dressing room beyond, creating a private and luxurious retreat. Opening onto the en-suite bathroom, dual vanities with marble worktops, textured wall finishes and matte black fixtures are complemented by a walk-in shower with gold framing and a deep freestanding bathtub set beneath shuttered windows. Adjacent, a bespoke dressing area with fitted cabinetry offers practical and elegant storage.

The second bedroom, also on the first floor, introduces a bold aesthetic with its exposed brick walls and framed windows. It retains the quality and cohesion seen throughout the home, with a private en-suite bathroom clad in contrasting black and white finishes. A freestanding bathtub and walk-in shower maintain the same high level of finish.

There is a further bedroom on the first floor located at the rear of the home with dual aspect windows, bespoke cabinetry and a beautifully designed en-suite shower room.

The second floor offers two further bedrooms, a dressing room, and a media room hidden behind a secret bookcase. These rooms are consistently generous in size, all with high vaulted ceilings and benefit from large windows and meticulous interior design throughout, all lending themselves to modern family living.



First and Second Floor

Bedroom four, located at the front of the home, is a large double bedroom with an en-suite shower room. Bedroom three, another double room, enjoys views over the rear of the home; this room is supported with a large family bathroom. Located off the second-floor hallway is a large walk-in wardrobe with cabinetry running the entire length. A media room is located adjacent to this room with a peaceful feeling that could be a perfect home cinema, playroom or meditation space.

Across all floors, bathrooms are finished to the same exacting standard. Natural stone and ceramic surfaces, carefully selected brassware, and high-quality fittings ensure a cohesive and refined feel throughout.

Accessed via a second staircase, which is located towards the rear of the home, is a gym with a separate WC. The highlight of this zone is a mezzanine balcony overlooking the sitting room, this space could be ideal for guests or an au-pair as there is a further bedroom located above the home gym. This bedroom benefits from an en-suite shower room.

In its entirety, this home represents a rare opportunity to acquire a Victorian house of scale that has been fully modernised with architectural integrity and stylistic clarity. Every room has been shaped to enhance light, proportion and comfort, resulting in a home that is both distinctive and deeply functional.







Garden

Framed with dark railings and hedging, there is an electric gate at the front of the property offering parking for four vehicles, with gates on either side of the property offering access to the rear of the home. To the left, there is a gravelled area leading to a garage suitable for storage.

The main garden has been thoughtfully landscaped to complement the architectural style and layout of the house. A large, concrete terrace extends directly from the rear living space, accessed via full-width sliding doors. This area is slightly elevated and defined by clean lines and modern detailing, creating a seamless transition between interior and exterior. The terrace provides ample space for outdoor seating and dining arrangements and is well-positioned to serve as an extension of the entertaining areas within the house.

Steps lead down to a level lawn bordered by mature planting and enclosed by established hedging, providing both privacy and a verdant backdrop. To one side of the garden is a recently completed outdoor bar and pergola, finished in black timber and designed with slatted screening and a covered seating zone. Integrated within this space is a hot tub, further enhancing the garden's leisure offering.

Discreet external lighting has been installed throughout, adding both atmosphere and functionality. The front of the property features architectural up-lighting, highlighting the façade, while the rear garden incorporates lighting within the planting borders and around the patio, subtly illuminating the outdoor spaces. The overall landscaping has been designed with simplicity and structure in mind, incorporating evergreen planting, shaped borders, and structured beds. This outdoor space is both functional and visually cohesive, offering a private setting that reflects the contemporary style and high specification of the house.

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Floorplans

De Parys Avenue, Bedford, MK40

Approximate Area = 7513 sq ft / 697.9 sq m (excludes void)

Limited Use Area(s) = 42 sq ft / 3.9 sq m

Garage = 190 sq ft / 17.6 sq m

Total = 7745 sq ft / 719.5 sq m

For identification only - Not to scale



Denotes restricted head height

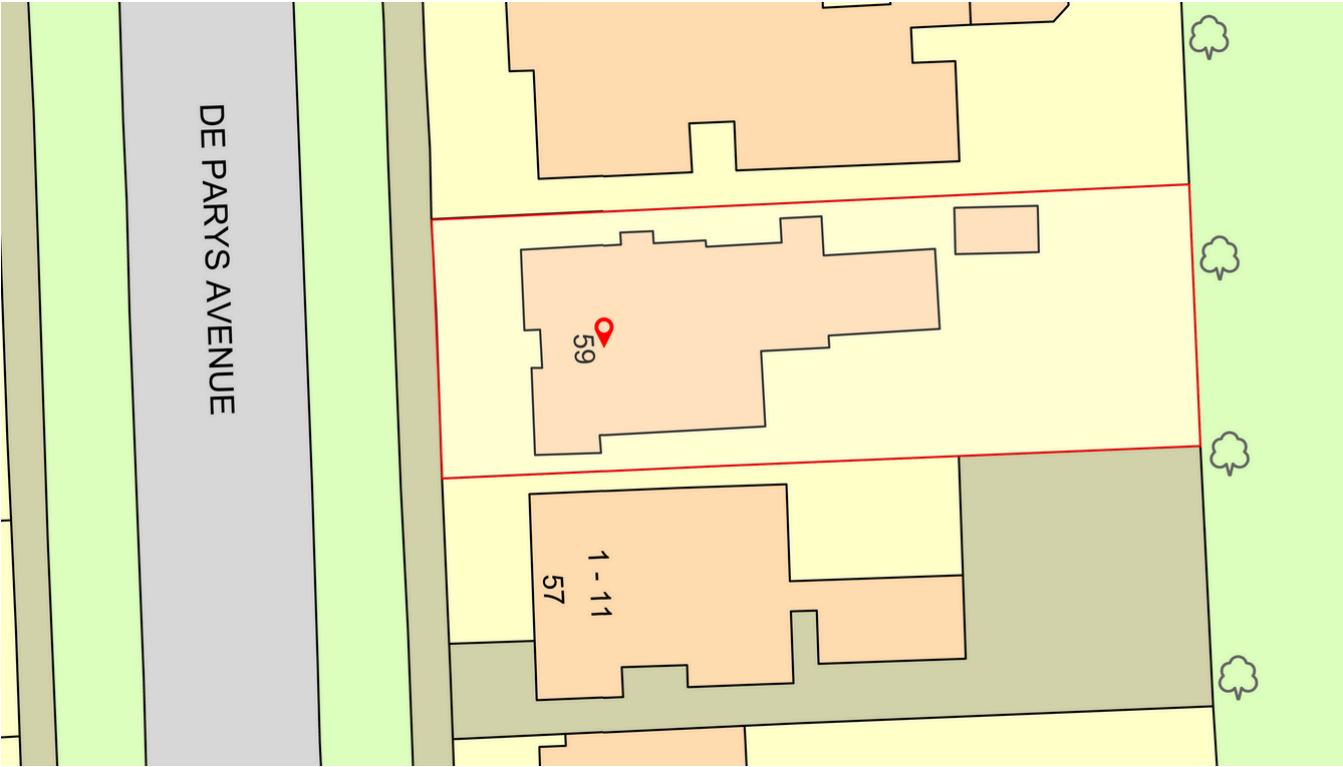


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Fitzjohn Estates. REF: 1299466

About the Area

Situated in the heart of Bedford's town centre, this property enjoys immediate access to an array of amenities. A wide selection of independent coffee shops, well-known supermarkets, public houses, and restaurants is all within easy walking distance, offering both convenience and lifestyle appeal.

Recreational opportunities abound, with Bedford Park, Russell Park, and the picturesque Embankment all located nearby, providing green spaces for leisure, sport, and relaxation. For commuters, Bedford mainline railway station lies approximately one mile from the property, offering direct services to London St Pancras International in as little as 41 minutes.



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