



32 Pemberley Avenue, Bedford MK40 2LA



32 Pemberley Avenue
Bedford
MK40 2LA

Price £1,250,000

Substantial double fronted
detached property...

Double fronted detached property

Just shy of 5,000 square feet of
accommodation

Grand reception hall

Reception area

Waiting rooms

Consulting rooms

Cloakroom

Gas fired central heating

Large car park

Garden

Freehold

No upward chain

- Energy Efficiency Rating D



Situated in a notably popular location...



We are delighted to bring to the market this exciting development opportunity to purchase a substantial, characterful, double fronted property until recently used as a doctors' surgery with planning permission granted for a change of use to a residential dwelling (Planning ref: 24/01823/CPNMA).

This former surgery offers a wealth of character and just shy of 5,000 square feet of accommodation over three floors on a mature plot of circa 0.26 of an acre.

The property offers a grand entrance hall leading to six spacious reception rooms offering flexibility for its uses whether that be for a handsome family home or a commercial prospect.

On the first floor there are six rooms and two

WC/shower rooms. The second floor offers a further five rooms; the opportunities are endless!

Externally there is an established enclosed rear garden laid to lawn with shrubs and borders with the remainder of the outdoor space being given to a significant parking area.

The property has the added benefit of a recently fitted gas fired boiler, double glazed windows, a cellar and no upward chain.

Pemberley Avenue is one of Bedford's premier locations having direct access to Bedford's sixty-two-acre Victorian park which benefits from a lake, tennis courts, the bandstand, The Pavilion café, cricket and football pitches and the Robinson Pool that has an excellent range of recreational facilities available.

Bedford offers a wide range of public and state sector schools and both recreational and shopping facilities are all within walking distance. There is also easy access to Bedford's mainline railway station offering fast and frequent services to the capital and beyond.



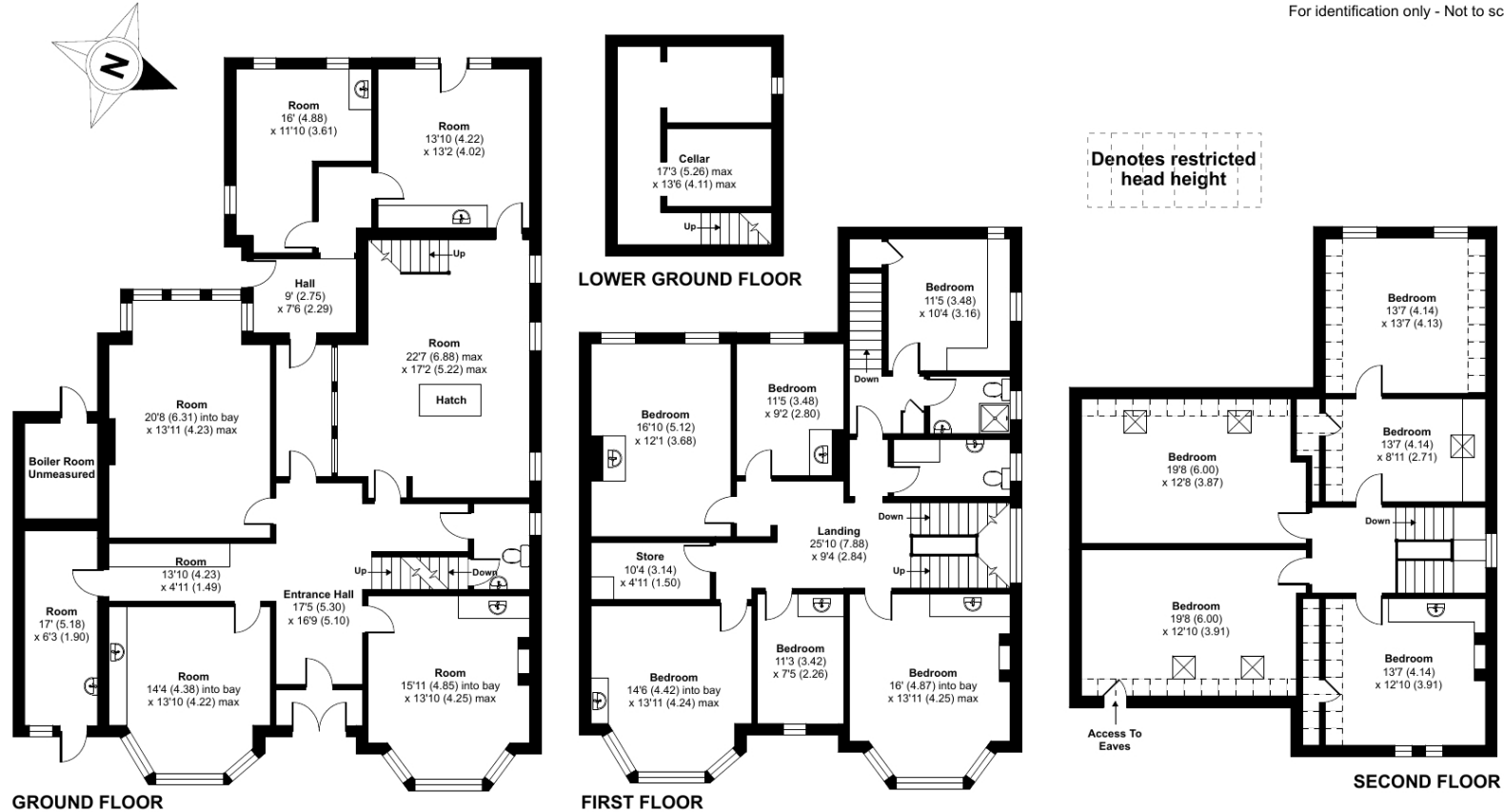
Pemberley Avenue, Bedford

Approximate Area = 4779 sq ft / 444 sq m

Limited Use Area(s) = 173 sq ft / 16 sq m

Total = 4952 sq ft / 460 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Lane & Holmes. REF: 1218265



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