



50 Park Avenue, Bedford, MK40 2NE





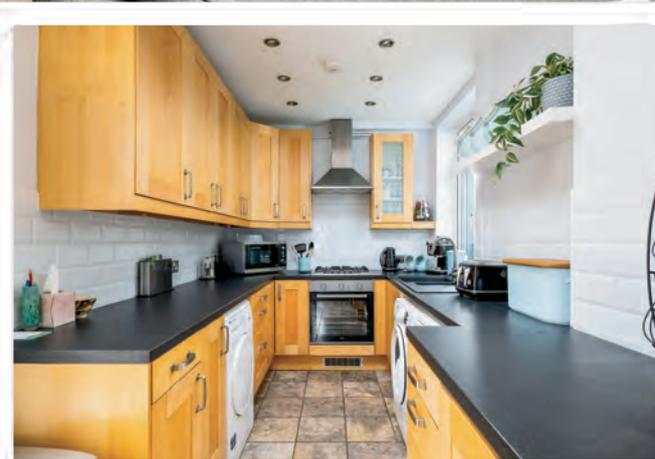
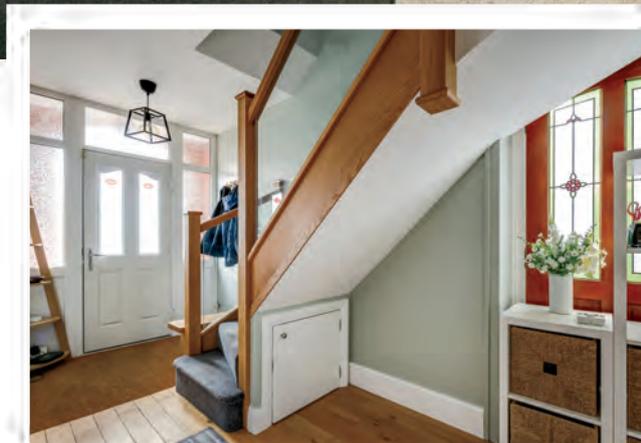


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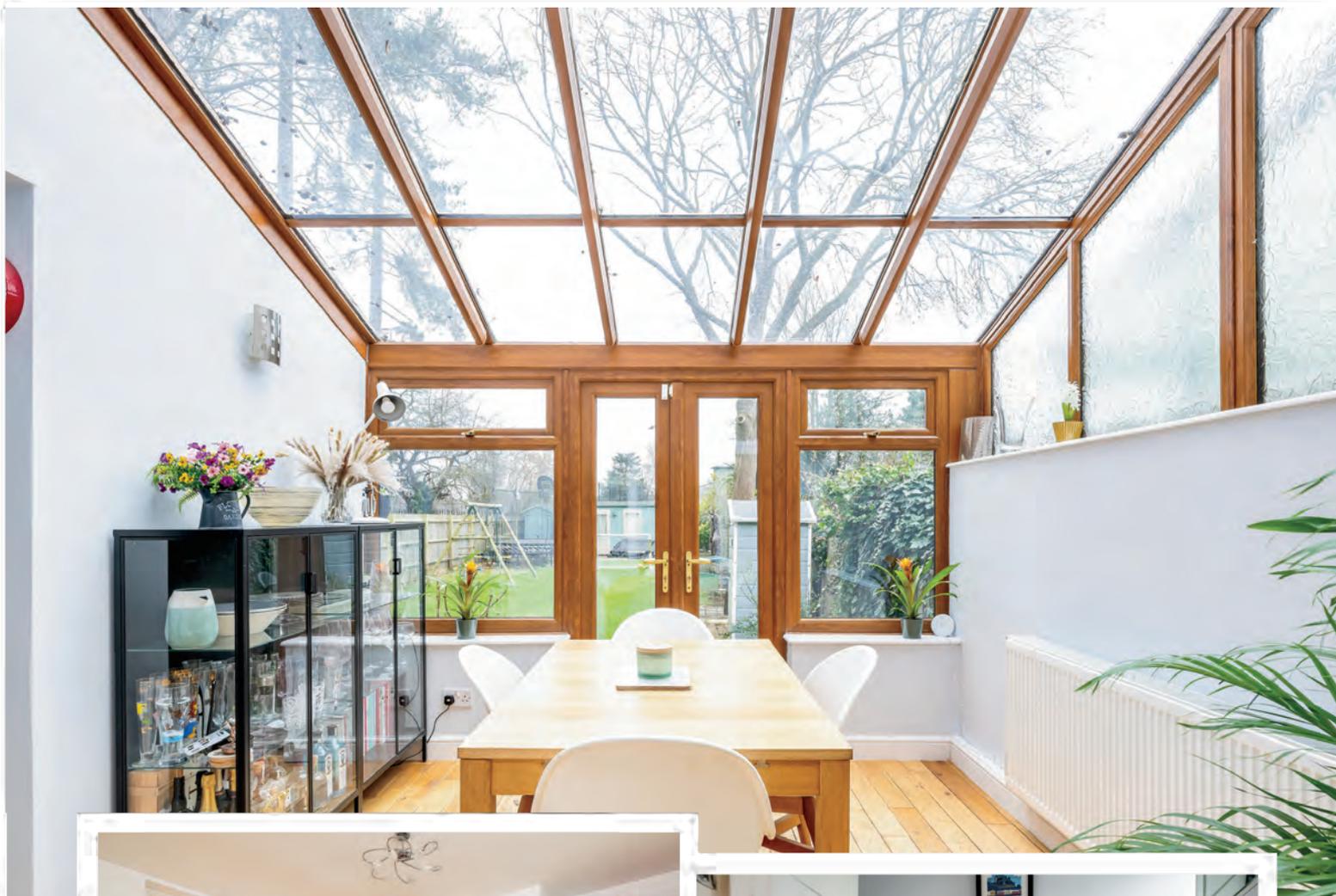
Price £625,000

Well-presented 1930s semi
with a 100ft garden, set on
the corner of Bedford Park...

- 1930s semi-detached family home
- On the corner of Bedford Park
- Less than a mile into town
- Short walk to renowned schooling
- 100ft garden, gated driveway, garage
- Three spacious reception rooms
- Four double bedrooms, one with balcony
- Bathroom, shower room, cloakroom
- Loft conversion in 2020
- Well-presented and maintained



- Council Tax Band E
- Energy Efficiency Rating D



You can't get much closer to Bedford Park than this 1930s semi, presented well, with plenty of space for a family, and benefitting from a gated driveway, a garage and a 100ft garden.

Accommodation

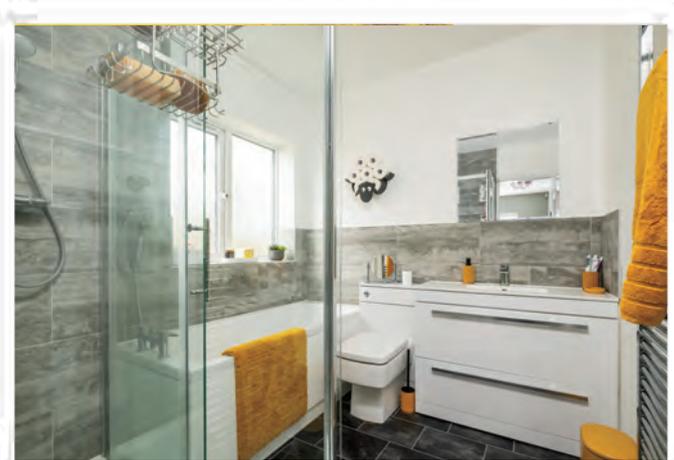
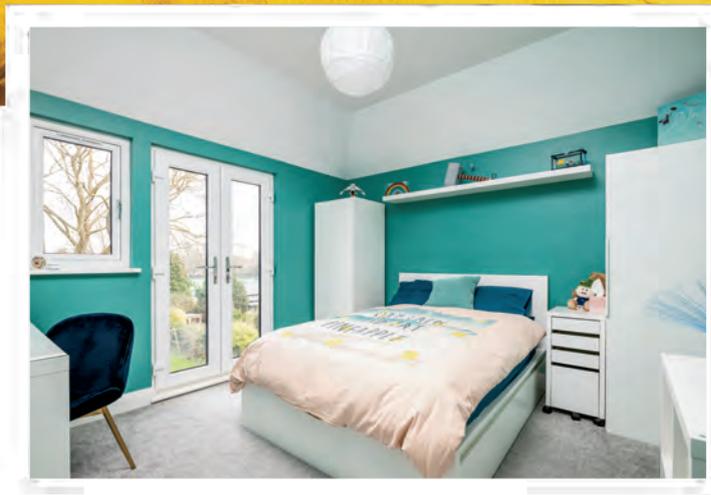
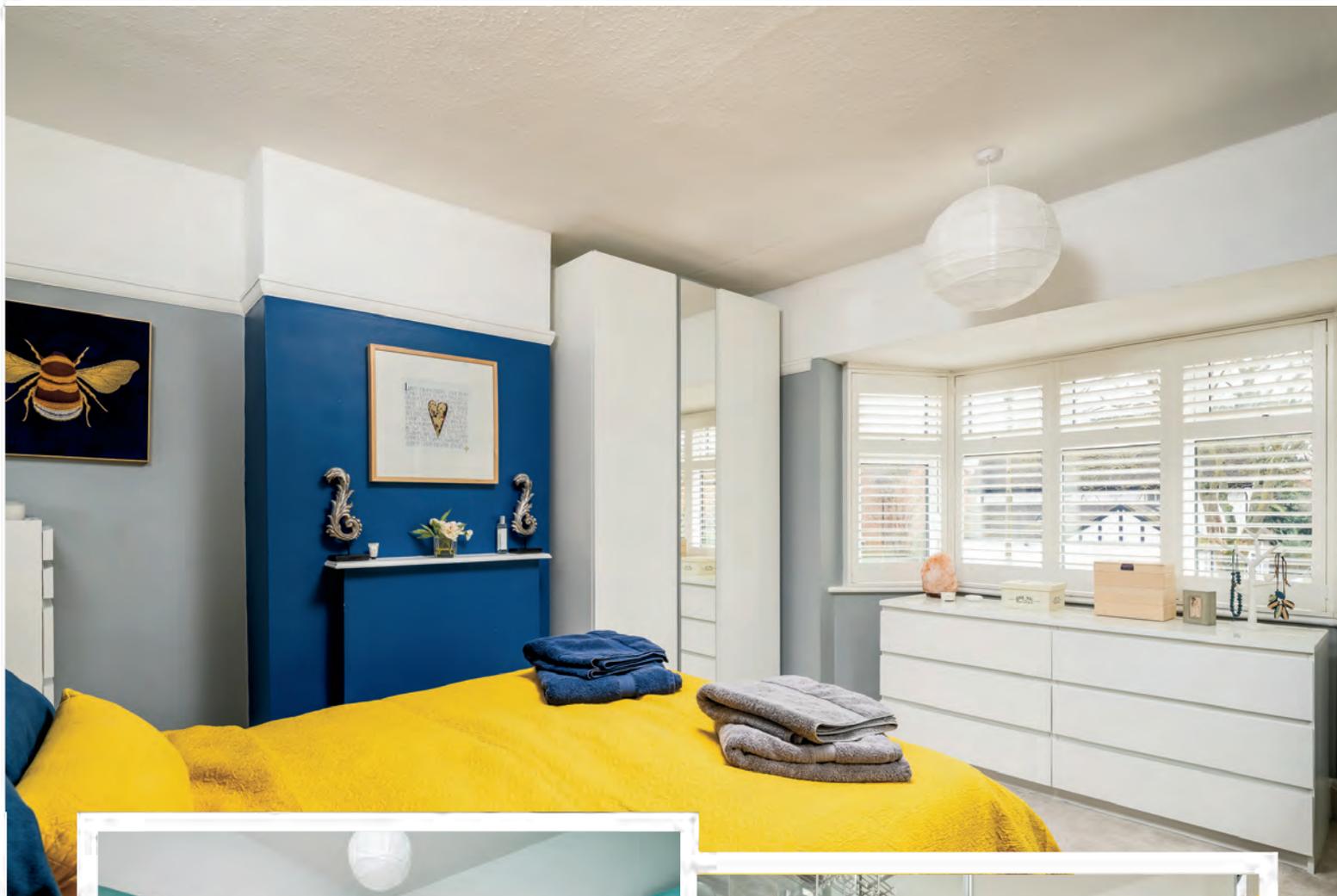
Built in 1933, the home has been modernised and updated over recent years. There's spacious living accommodation on the ground floor, with bedrooms and bathrooms on the first and second floors.

Many aspects of the home make sense for a family, including a layout that offers both sociable and separate spaces. The wide entrance hall allows for the after-school rush, greeting guests with open arms, and bringing bulky bags inside. There's also a large area of matting at the front door for wiping muddy shoes, and room under the stairs for storage.

To the right of the hall is the lounge, a generous room with a relaxing feel. The south-facing bay brings brightness and the fireplace gives warmth. Either side of the fireplace is useful built-in storage. Children have a separate playroom, so the lounge can be kept free of clutter. The playroom is flexible, with ample proportions for other activities.

The third reception area is ideal as a dining room. It's filled with natural light from the glazed roof and surrounding windows, and doors open onto the garden. The dining room is open to the kitchen, so there's connection with family and between hosts and guests.

The kitchen has all you need. There's a range of cabinetry, lots of surfacing, plus an inset sink and drainer and an integrated oven and hob. Gaps are available for further appliances. Off the kitchen is a lobby area, leading to the



cloakroom and with a back door to the garden.

Up the oak and glass staircase to the first floor are two of the four bedrooms, both big doubles. These share the bathroom, which has a contemporary four-piece suite with both a bath and a double shower. The first-floor landing is large enough for a workspace, a reading nook or simply for storage.

The loft was converted in 2020, boosting the sleeping accommodation to four bedrooms and adding a shower room. This works well for older children, granting them privacy and independence, or could be a master suite, bedroom four acting as a dressing room. Bedroom three benefits from a Juliet balcony, affording outlooks down the garden and into trees.

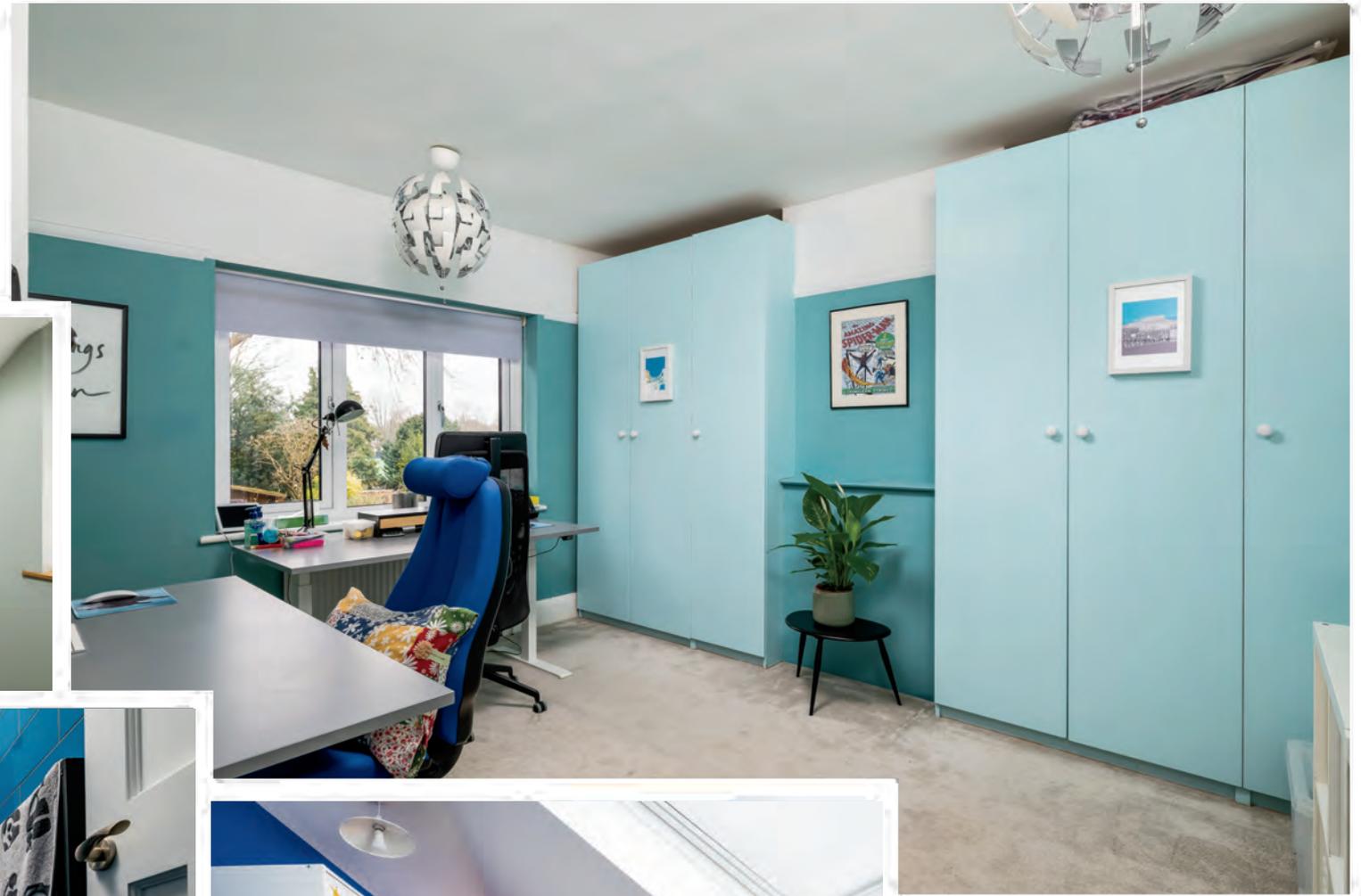
Outside

The garden here is long, extending to around 100ft. It's mostly lawned, with huge opportunity for play equipment and ball games. There's a sizeable patio at the end, in front of the summerhouse. The outdoor space offers potential to increase landscaping and add more planting if preferred.

To the front, the gated driveway provides off-road parking for two cars. The garage at the side of the house could be converted (stp) in order to enlarge the kitchen if desired.

Area

Park Avenue runs along the southern edge of beloved Bedford Park, with no.50 right on the eastern corner. If a 100ft garden isn't enough, there's sprawling greenspace and sports facilities on the doorstep. The property is next to a wooded area, neighbouring tall trees, belying how central the location is to the heart of town.





Bedford Railway Station 2 miles • Milton Keynes Station 18 miles • A1 Black Cat Roundabout 8 miles • M1 Junction 13 11 miles • Luton Airport 22 miles • Stansted Airport 50 miles • London 60 miles



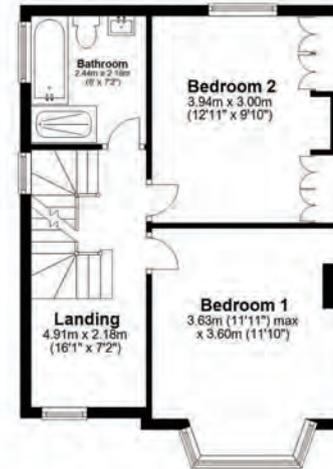
Ground Floor
Main area: approx. 65.0 sq. metres (699.6 sq. feet)
Plus garages, approx. 12.6 sq. metres (135.4 sq. feet)
Plus outbuildings, approx. 22.7 sq. metres (244.2 sq. feet)



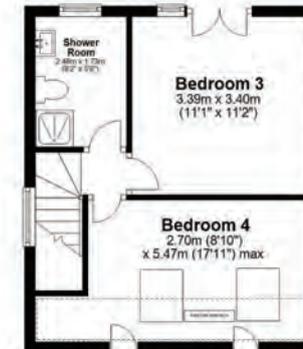
Main area: Approx. 143.3 sq. metres (1542.6 sq. feet)
Plus garages, approx. 12.6 sq. metres (135.4 sq. feet)
Plus outbuildings, approx. 22.7 sq. metres (244.2 sq. feet)

Every attempt has been made to ensure the accuracy of this floorplan, however no responsibility is taken for any errors, omissions or mis-measurements. This plan is for illustrative purposes and is a guideline only, and should be used as such by any prospective purchaser.
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Plan produced using PlanUp.

First Floor
Approx. 46.0 sq. metres (494.9 sq. feet)



Second Floor
Approx. 32.3 sq. metres (348.1 sq. feet)



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