



**Broadhurst Abbey, Bedford, MK41 0UL**  
**Guide price £290,000 Freehold**



A rare opportunity to acquire this 2 double bedroom detached home situated in the highly sought-after Riverfield Drive area of Bedford. This property is offered for sale with no upward chain and is quietly tucked away in this cul-de-sac location with plenty of local amenities. Internally the property boasts a spacious entrance hall with storage and stairs leading to the first floor, a separate kitchen and an open plan lounge/diner with a large understairs storage cupboard. Upstairs the property has the benefit of two double bedrooms with a modern en suite and built in wardrobe to the master bedroom and a family bathroom. Outside you have the benefit of a private south facing rear garden and two parking spaces to the front of the property. Internal viewing is strongly recommended.

### Entrance Hall with Storage Cupboard

### Kitchen

9'01 x 8'10 (2.77m x 2.69m)

### Lounge/Diner

15'06 max x 12'06 (4.72m max x 3.81m)

### Stairs Leading to First Floor

### First Floor Landing

### Master Bedroom

12'01 max x 9'09 (3.68m max x 2.97m)

### En Suite to Master Bedroom

### Bedroom 2

9'07 x 8'11 (2.92m x 2.72m)

### Bathroom

### South Facing Rear Garden

### Two Parking Spaces to Front

### Bedford

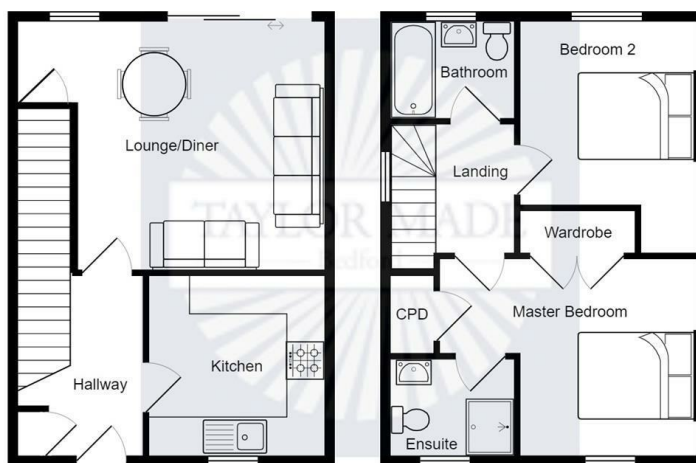
Bedford town centre has a great selection of shops, bars & restaurants. The train station, located just outside of the town centre, offers fantastic transport links into Luton in 20 minutes and London St Pancras in under 40 minutes. The road links from Bedford also serve commuters well with direct access to the A421, A428, the M1 motorway juncs 13 & 14.

Council Tax: Bedford Borough C



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Total Area: 63.0 m<sup>2</sup> ... 678 ft<sup>2</sup>



Please note this floorplan and all furniture shown is for illustration purposes only. It is not drawn to scale and any measurements, floor areas, openings and orientations are approximates. No liability is taken for any error, omission or misstatements. A party must rely on their own inspection(s). Plan produced by Taylor Made Bedford. Powered by ZPlan.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-101) <b>A</b>		(91-101) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

These particulars of sale are a general outline, acting as guidance only. All descriptions, dimensions and references to condition are given without responsibility falling upon the vendors or their agents. Taylor Made Residential has not tested any apparatus, equipment, fixtures or services. We have not sought to verify the legal title of the property, purchasers must obtain verification from their solicitor. This is offered for sale on a Subject to Contract and Without Prejudice basis 2024.



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