



**Connells**

Sandleford Drive  
Elstow Bedford



### Property Description

The Abbey Fields Development in Bedford is a highly desirable residential area that boasts a range of amenities and conveniences. The property itself is well maintained and offers a spacious layout spread across three floors.

Upon entering the property, you are greeted by a welcoming lounge area that is perfect for relaxing/entertaining guests. The kitchen/diner is well-equipped with appliances and ample storage space, making it ideal for preparing meals & enjoying family dinners.

The ground floor also features a convenient downstairs WC, perfect for guests and for added convenience. Moving upstairs, you will find three generously sized double bedrooms, with the master bedroom located on the top floor. The master bedroom is a luxurious retreat, complete with an en-suite bathroom for added privacy and comfort.

The property also includes a family bathroom, ensuring that there is plenty of space for everyone to get ready in the mornings. Outside, the property boasts an enclosed garden, providing a private outdoor space for relaxing and enjoying the fresh air.

Additionally, the property includes a garage with a driveway, offering parking space for residents and visitors. Overall, the Abbey Fields Development in Bedford offers a fantastic opportunity to own a well-maintained and spacious property in a sought-after location.



## Entrance Hall

## Lounge

12' 6" x 12' 1" ( 3.81m x 3.68m )

## Dining Room

9' 6" x 8' 2" ( 2.90m x 2.49m )

## Kitchen

12' 8" x 7' 1" ( 3.86m x 2.16m )

## First Floor

## Landing

## Bedroom One

11' 6" x 10' 9" ( 3.51m x 3.28m )

## Ensuite

## Bedroom Two

15' 6" x 10' 10" ( 4.72m x 3.30m )

## Bedroom Three

13' 8" x 9' 2" ( 4.17m x 2.79m )

## Bathroom

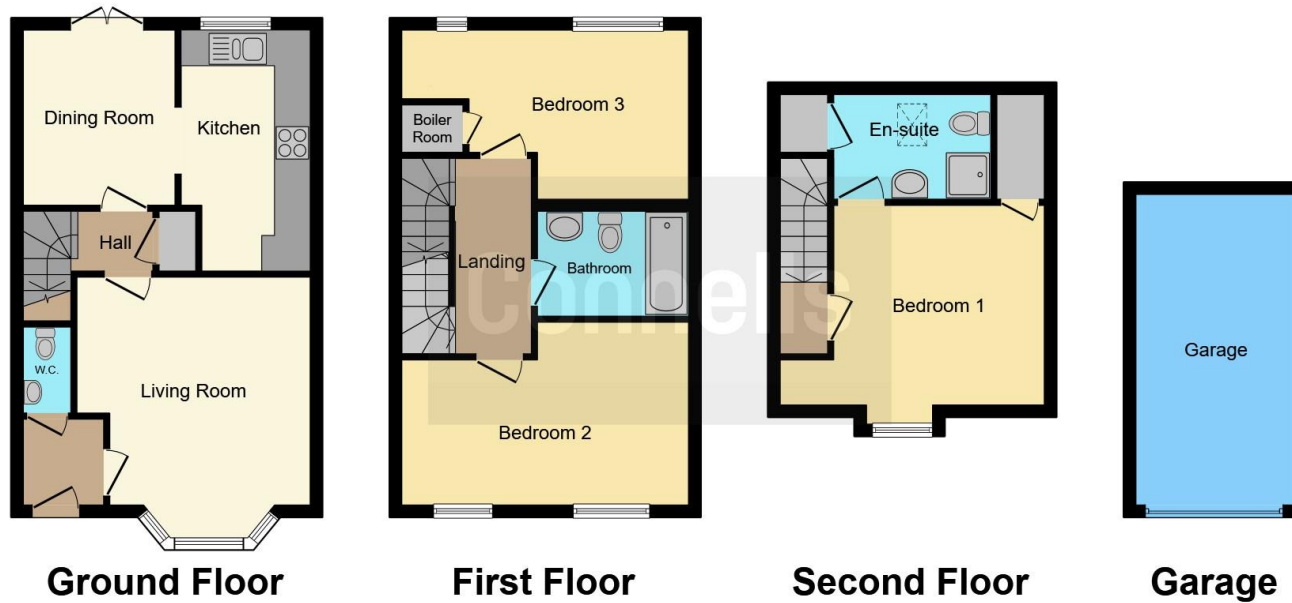
## External

## Rear Garden









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: C**

Tenure: Freehold

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