



Connells

Ruffs Furze  
Oakley Bedford





### Property Description

Property comprises of an entrance hall with access to the cloakroom and spacious lounge and separate dining room with access to the separate kitchen which provides ample eye and base level units with space for the washing machine and fridge freezer. There is the added benefit of a conservatory providing access to the rear garden. There are two double bedrooms and a separate three piece shower room. The property has additional storage cupboards located in the hallway.

Externally the property has a low maintenance front garden with flower and shrub borders with a driveway for two vehicles. To the rear there is a south west facing private rear garden mainly laid to lawn with flower and shrub borders with timber fencing along with a block paved patio area.

The current sellers are offering the property with no onward chain so an early viewing is highly recommended.



## Entrance Hall

## Lounge

18' 11" x 12' 6" ( 5.77m x 3.81m )

## Dining Room

16' 2" x 12' 9" ( 4.93m x 3.89m )

## Kitchen

10' 8" x 8' 9" ( 3.25m x 2.67m )

## Conservatory

16' 8" x 9' 3" ( 5.08m x 2.82m )

## Bedroom One

13' x 9' 9" ( 3.96m x 2.97m )

## Bedroom Two

9' 9" x 8' 7" ( 2.97m x 2.62m )

## Bathroom

## External

## Front Garden

## Rear Garden

## Garage











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: Awaited  
 Council Tax Band: E

Tenure: Freehold

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Property Ref: BED311589 - 0006