

11 Warden Abbey Bedford MK41 0SW

Price £350,000

Link-detached Cloakroom Separate reception rooms

Fitted kitchen Three bedrooms En suite to master Garage Gardens Popular location Freehold



Link-detached home in the Riverfield area of Bedford...





Lane & Holmes are delighted to offer for sale this three-bedroom home, situated just off Riverfield Drive in Bedford. The property offers generous accommodation and is an excellent opportunity for buyers looking to update and personalise a home to their own taste.

The ground floor features an entrance hall with a cloakroom, a fitted kitchen, and a formal dining room. To the rear, a spacious lounge opens into a garden room extension, providing additional living space with views over the rear garden.

Upstairs, the original layout has been retained.

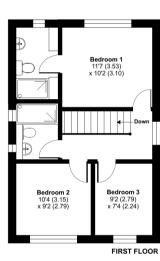
The master bedroom includes fitted wardrobes and an en suite shower room. There are two further bedrooms and a family bathroom fitted with a white suite.

Externally, the property benefits from a private driveway leading to a garage with an electric roller door. The rear garden is mainly laid to lawn with mature flower borders and enjoys a good degree of privacy, being not directly overlooked. Additional features include gas-fired central heating and double glazing throughout.

Riverfield is a sought-after location, well placed for a wide range of local amenities and excellent transport links.

Warden Abbey, Bedford, MK41

Approximate Area = 1023 sq ft / 95. sq m Garage = 147 sq ft / 13.7 sq m Total = 1170 sg ft / 108.7 sg mFor identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntchecom 2025. Produced for Lane & Holmes. REF: 1345718

Dining Room 13'3 (4.04) x 9'4 (2.84)

Garden Room 9' (2.74) x 7'4 (2.24)

Kitchen

9'2 (2.79)

8'4 (2.54

GROUND FLOOR

Living Room

18'1 (5.51) x 10'1 (3.07)

Garage 17'4 (5.28) x 8'5 (2.57)



Agents Notes: The agent has not tested any apparatus, equipment, fixtures & fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. All photographs shown are for illustration only and may depict items that are not for sale or included in the sale of the property. Please note that we have not checked the situation with regards to planning consents, building regulation consents and any other relevant consent relating to this property and therefore, any interested applicant should carry out their own enquiries with the appropriate authorities. All measurements are approximate and for quidance only. The particulars do not form part of any contract and all properties are offered subject to contract.











