



**Connells**

Croxden Way  
Elstow Bedford



## Property Description

Nestled in the desirable Abbeyfields development, this exquisite residence boasts a good presentation throughout. The property is a detached home featuring distinct reception areas, including a 25ft lounge, a second reception room/study, a spacious kitchen/dining room complemented by a convenient utility room, ensuring both style and functionality.

The property offers four generously sized double bedrooms, with the master suite enjoying the privilege of an ensuite. A lavish four-piece family bathroom enhances the comfort of this splendid home.

Outside, the beautifully landscaped rear garden provides a serene retreat, while the front garden and driveway add to the allure. The double garage completes this offering & epitomising refined living.

### Location:

The property is located on the southern edge of Elstow, which offers amenities such as a primary school rated as good by Ofsted, a post office, a medical centre, a public house, and a restaurant. The village is also renowned as the birthplace of John Bunyan, the author of Pilgrim's Progress. It is situated less than 0.5 miles from the Bedford bypass, with major trunk roads including the A1 and M1. The property is roughly 2 miles from Bedford town centre and The Harpur Trust schools. For those commuting, Bedford station provides rail connections to St. Pancras.

## Entrance Hall

## Cloakroom

## Lounge

25' 8" x 11' 8" ( 7.82m x 3.56m )

## Dining Room

14' 3" into bay x 9' 7" ( 4.34m into bay x 2.92m )

## Reception Room

11' 5" x 9' 4" ( 3.48m x 2.84m )

## Kitchen

15' 2" x 11' 11" ( 4.62m x 3.63m )

## First Floor

## Landing

## Bedroom One

13' 5" x 11' 6" ( 4.09m x 3.51m )

## Ensuite

## Bedroom Two

11' 11" x 9' 2" Plus wardrobe ( 3.63m x 2.79m Plus wardrobe )

## Bedroom Three

9' 8" x 9' 1" Plus wardrobe ( 2.95m x 2.77m Plus wardrobe )

## Bathroom

## External

## Rear Garden

## Double Garage

## Parking









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 Council Tax  
 Band: F

Tenure: Freehold

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