



Connells

Haylands Way  
Bedford



### Property Description

Offering approximately 1060 sq ft of accommodation across two floors is this three bedroom detached property which has been extended on the ground floor providing an extra reception room. Property comprises on the ground floor of an entrance hall providing access to the separate kitchen, downstairs cloakroom, lounge and separate dining room. There is also access to the single integral garage, There is the added benefit of side access via the kitchen and rear access via the rear reception room. On the first floor there are three bedrooms of which bedroom three has built in storage units. There is a separate three piece family bathroom.

Externally to the front, the property offers a driveway for two cars and access to the single garage. There is a lawn area with a low level boundary wall to the front. To the rear there is a generous south/east facing garden which backs onto Goldington Academy playing fields and is mainly laid to lawn with timber fencing and shrub borders.



This property offers a fantastic opportunity in a highly sought after area for families. Call Connells now to book a viewing

Entrance Hall

Cloakroom

Lounge

Dining Room

Kitchen

First Floor

Landing

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

External

Front Garden

Rear Garden

Driveway & Garage









**Ground Floor**

**First Floor**

Total floor area 112.8 m<sup>2</sup> (1,214 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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EPC Rating: D Council Tax  
 Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/BED313108](http://connells.co.uk/Property/BED313108)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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