



Connells

Acorn Way  
Bedford



## Property Description

Presented in very good order is this spacious three double bedroom semi-detached house comprising of entrance hall, refitted kitchen/diner, utility area, downstairs WC, conservatory, enclosed rear garden and garage.

To the first floor you will find the lounge and spacious bedroom two .

On the second floor there is the master bedroom with en-suite, bedroom three and three piece family bathroom. Externally the property comprises of a low maintenance front garden with parking for three vehicles and to the rear there is a private, landscaped rear garden with external light, power sockets and water tap and the added benefit of a decked seating area.

South Bedford provides the perfect balance for family living, Set a short distance from the A421 and only minutes away from the M1 Motorway and other key transport links including the A1. Other benefits include a short distance to shops and other local amenities including community centre and schooling.

**Entrance Hall**

**Cloakroom**

**Kitchen/Diner**

**Conservatory**

**First Floor**

**Landing**

**Lounge**

**Bedroom Two**

**Second Floor**

**Landing**

**Bedroom One**

**Ensuite**

**Bedroom Three**

**Ground Floor**

**Bathroom**

**External**

**Front Garden**

**Rear Garden**

**Garage & Driveway**









Total floor area 132.7 m<sup>2</sup> (1,428 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



To view this property please contact Connells on

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EPC Rating: C Council Tax  
 Band: D

Tenure: Freehold

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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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