



11 Warden Abbey, Bedford, MK41 0SW

**Lane &
HOLMES**
Est. 1985

11 Warden Abbey
Bedford
MK41 0SW

Price £335,000

Link-detached
Cloakroom
Separate reception rooms
Fitted kitchen
Three bedrooms
En suite to master
Garage
Gardens
Popular location
Freehold



- Council Tax Band D
- Energy Efficiency Rating C

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.

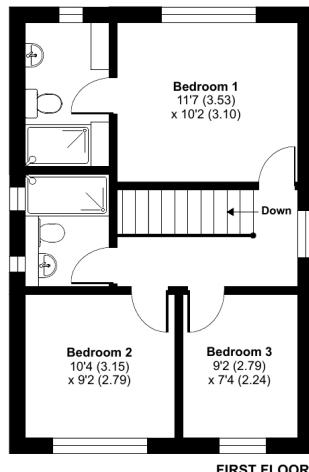
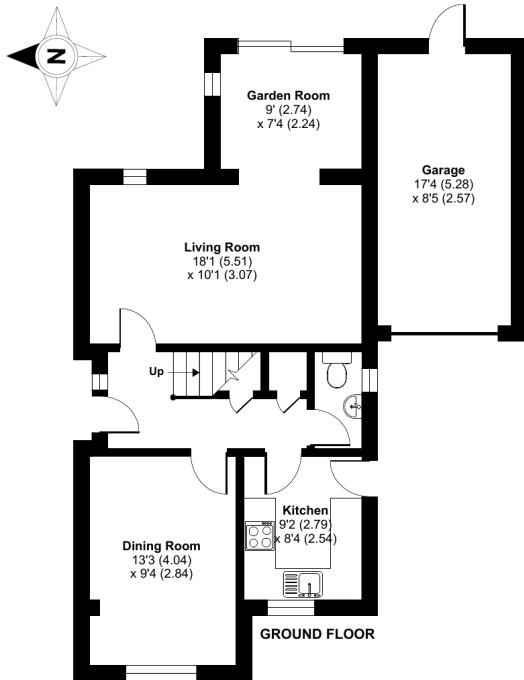
Warden Abbey, Bedford, MK41

Approximate Area = 1023 sq ft / 95. sq m

Garage = 147 sq ft / 13.7 sq m

Total = 1170 sq ft / 108.7 sq m

For identification only - Not to scale



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