



**17 Mason Road, New Cardington, MK42  
0XL**

**£380,000 Freehold**

- COMPLETE ONWARD CHAIN
- DETACHED FAMILY HOME
- THREE GENEROUS BEDROOMS
- MASTER WITH EN SUITE
- DRIVEWAY WITH PARKING FOR 2 CARS
- OPEN PLAN KITCHEN / DINER
- LIVING ROOM WITH FRENCH PATIO DOORS
- EXCELLENT COMMUTER LINKS
- LOCAL AMENITIES NEARBY
- POPULAR LOCATION CLOSE TO BEDFORD







Introducing this beautifully presented, double-fronted three-bedroom detached home located in the sought after area of New Cardington. Being offered with a complete onward chain!

#### ACCOMMODATION:

The heart of the property is a spacious open-plan kitchen and dining area, thoughtfully arranged in an L-shape to create a sociable and functional space. French doors open onto the rear garden, allowing natural light to flood the room and creating a seamless connection between indoors and outdoors. A separate utility room, accessed from the dining area and with its own external door, provides added convenience. On the opposite side of the hallway, the generous living room extends the full depth of the house and features another set of French doors leading to the garden. A convenient cloakroom off the entrance hall completes the ground floor.

Upstairs, the sense of space continues with three well-proportioned bedrooms. The main bedroom benefits from its own en-suite shower room, while bedroom two is a comfortable double with built-in storage. Bedroom three offers flexibility as a child's bedroom or home office. A modern family bathroom serves bedrooms two and three.

Outside, the property enjoys a private, enclosed rear garden that is mainly laid to lawn—ideal for relaxing or for children to play safely. To the front, a driveway provides parking for two vehicles.

#### LOCATION:

Situated in the popular New Cardington area to the south-east of Bedford, this home offers excellent access to the A421 bypass, linking easily to the A1, M1, Milton Keynes, and Luton. Local amenities include a Tesco store, fish and chip shop, school, doctor's surgery, and sports and social club. Bedford town centre is just a short drive away and offers a mainline train station with regular services to London St Pancras in approximately 40 minutes, making this an ideal location for commuters.

#### DISCLAIMER:

Compass Elevation for themselves and for the vendors of the property, whose agents they are given notice that: (a) these particulars are produced in good faith, but are set out as a general guide only and do not constitute any part of a contract; (b) no person in the employment of Compass Elevation has any authority to make or give any representation or warranty whatsoever in relation to the property. These details are presented Subject to Contract and Without Prejudice as of OCTOBER 2025.

## Disclaimer

Whilst we have endeavoured to prepare our sales particulars accurately none of the services, appliances or equipment have been tested. A buyer should satisfy themselves on such matters prior to purchase. Any measurements or distances mentioned in these particulars are for guide reference only. If such particulars are fundamental to a purchase, buyers should rely on their own enquiries. All enquiries should be directed to Elevation Estate Agents in the first instance.

