



**54 Sandleford Drive, Elstow, Bedford,  
MK42 9GN**

**£375,000 Freehold**

- Four Double Bedrooms
- Extended Kitchen/Diner
- Lounge With Bay Window
- Utility Room
- Executive Master Bedroom With Walk in Wardrobe and En-Suite
- 2 En-Suites
- Fitted Wardrobes To All Bedrooms
- Garage and Parking
- Excellent Walks Close By
- Excellent Access To A421, A1, A6 & M1





\*\*\*\*\* A BEAUTIFULLY EXTENDED AND MODERNISED 4 DOUBLE BEDROOM FAMILY HOME \*\*\*\*\*

This stunning town house located in the ever popular area of Abbeyfields, oozes both space and versatile living in abundance. With 4 double bedrooms and a newly built single story extension which allows an enormous amount of light to travel through the upgraded kitchen and dining area. This could be your perfect future family home.

In brief the property comprises; Entrance hall with downstairs W/C, a generous sized lounge with bay window, newly extended and upgraded kitchen/dining area with a full range of integrated appliance included two eye level ovens as well as patio doors leading out to your private rear garden. The downstairs is completed with a utility room located just of the kitchen/diner and has a personnel door leading to your garage.

Going upstairs you will find your impressive master bedroom that is part of the extension over the garage, the owners have included a walk in wardrobe and en-suite to this master bedroom to give it the executive feel. Bedrooms 3 & 4 are also located on the first floor which are off excellent size and both come complete with fitted wardrobes. Completing the first floor you will find your three piece family bathroom.

On the top floor you will find bedroom 2 which benefits from a modernised en-suite as well as a walk in wardrobe.

Externally this property has to offer a low maintenance private rear garden that comes complete with patio area, artificial grass and a purpose built brick BBQ. You will also find private parking located just in front of your garage which comes complete with power & electric.

About the Area:

The Abbey Fields development originally built by David Wilson Homes in Elstow is one of the most convenient areas to live in Bedford. The town center is just a 5-minute drive away, with superb public transport services close by if needed. Local shops are within walking distance as well as other local amenities such as primary & secondary schools, and the A421 is just a few minutes' drive away given you access to the A1, A6 & M1.

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.



This floor plan along with the dimensions are for guidance only and should not be used for carpet sizes, appliances or items of furniture. Plan produced using PlanItip.