



**11 Croxden Way, Elstow, Bedford, MK42  
9FW**

**£600,000 Freehold**

- EXCLUSIVE FOUR DOUBLE BEDROOM DETACHED FAMILY HOME
- LOUNGE WITH BAY WINDOW & FRENCH PATIO DOORS
- OPEN PLAN KITCHEN/DINER WITH BAY WINDOW
- HOME OFFICE/FAMILY HOME
- UTILITY ROOM
- EXECUTIVE MASTER BEDROOM WITH WALK IN WARDROBE AND EN-SUITE
- FOUR PIECE FAMILY BATHROOM
- DOUBLE GARAGE & PRIVATE DRIVEWAY
- PRIVATE LOCATION WITHIN A CUL-DE-SAC
- NO UPWARD CHAIN
- EPC Rating C

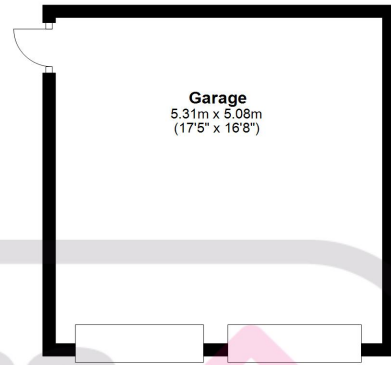




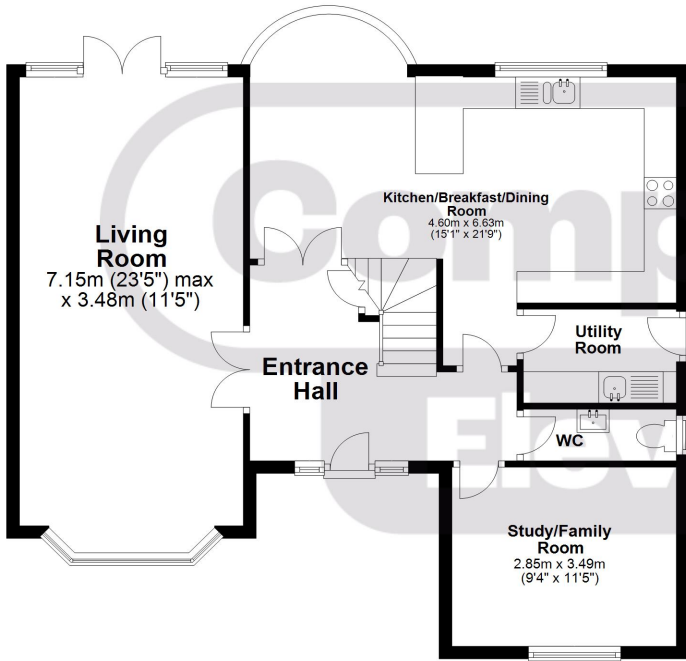
## Disclaimer

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.

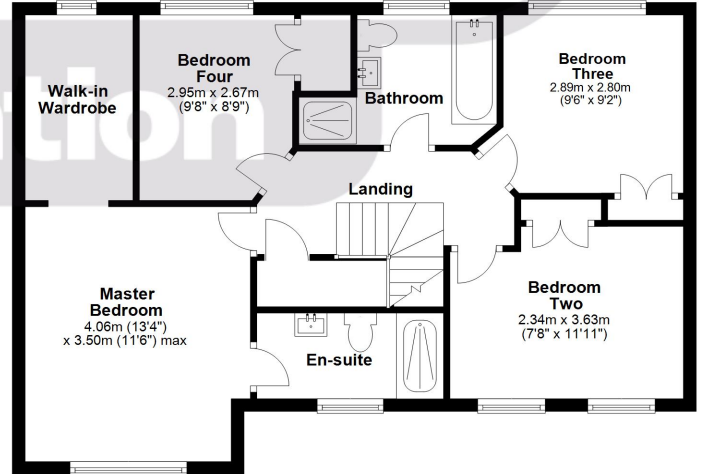
**Doulbe Garage**  
Approx. 27.0 sq. metres (290.2 sq. feet)



**Ground Floor**  
Approx. 77.7 sq. metres (836.0 sq. feet)



**First Floor**  
Approx. 65.7 sq. metres (707.7 sq. feet)



Total area: approx. 170.4 sq. metres (1833.9 sq. feet)

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 PlanUp  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	