



Approximate Area = 935 sq ft / 86.8 sq m

Garage = 121 sq ft / 11.2 sq m

Total = 1056 sq ft / 98 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). © nliche.com 2026. Produced for Country Properties. REF: 1401238

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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free

Viewing by appointment only

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A 3-bedroom semi-detached home with a refitted modern kitchen and converted garage office, ideally positioned in the popular village of Clifton near amenities, highly regarded schools and countryside walks.

- Property benefits from air-conditioning
- Re-fitted modern kitchen with integrated WiFi enabled bean to cup coffee machine
- Re-fitted bathroom suite
- Converted garage -to home office - ideal for working from home
- A short stroll to village amenities including public house, Tesco Express, post office, butchers, Community centre and highly regarded schooling
- Short drive to Arlesey station for direct rail links into London and Cambridge

GROUND FLOOR

Entrance Hall

Part glazed door into kitchen/conservatory. Door into living room.

Living Room

15' 4" x 10' 9" (4.67m x 3.28m) Two double glazed windows to front aspect with bespoke fitted shutters. Feature fireplace with wooden surround and electric fire. Air-conditioning unit. Radiator.

Kitchen/Breakfast Room

15' 4" x 11' 9" (4.67m x 3.58m) A range of eye and base level units with Quartz worksurfaces over. Stainless steel sink with mixer tap over. Eye level Bosch oven and grill and five ring gas hob. Space for American fridge/freezer with built in fitted cupboards. Built in bean to cup coffee machine WiFi enabled. Integrated dishwasher. Integrated washer dryer. Storage cupboard. Fully tiled walls. Archway into pantry.



Conservatory

13' 11" x 8' 9" (4.24m x 2.67m) Brick base with double glazed windows fitted with remote control day & night blinds. French doors leading out to rear garden. New flooring. Radiator. Air-conditioning unit WiFi enabled.

FIRST FLOOR

Landing

Doors into all rooms.

Bedroom One

12' 2" x 11' 3" (3.71m x 3.43m) Double glazed windows with bespoke fitted shutters to rear. Radiator. Air-conditioning unit. Built in wardrobe.

Bedroom Two

12' 1" x 10' 11" (3.68m x 3.33m) Double glazed window to front aspect. Built in wardrobe. Radiator.

Bedroom Three

Double glazed window to front aspect.

Bathroom

Three piece suite comprising vanity wash hand basin, low level WC and double shower cubicle with rainfall shower head over. (Newly fitted in 2025). Heated towel rail. Obscure double glazed window to front aspect.

OUTSIDE

Front Garden

Driveway with access via wooden gates.

Rear Garden

Low maintenance rear garden with decorative shingled area. Sliding patio doors into external office.

External Office

15' 10" x 7' 8" (4.83m x 2.34m) Converted garage into office space with power and light, internet and WiFi enabled air-conditioning unit. Sliding patio doors onto rear garden.

Carport

26' 7" x 7' 7" (8.10m x 2.31m) Double wooden gates leading to carport.

Agents Note

For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: enquiries@mortgagevision.co.uk

PRELIMINARY DETAILS – NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES

