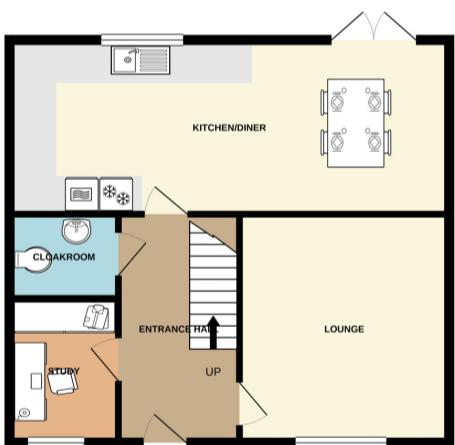
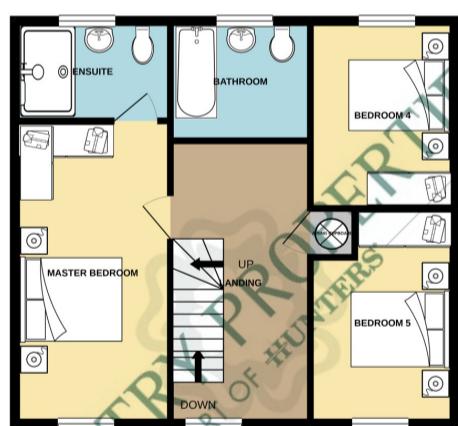




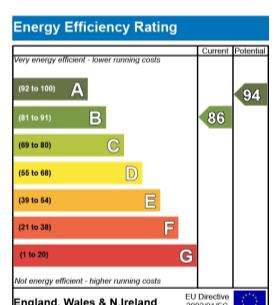
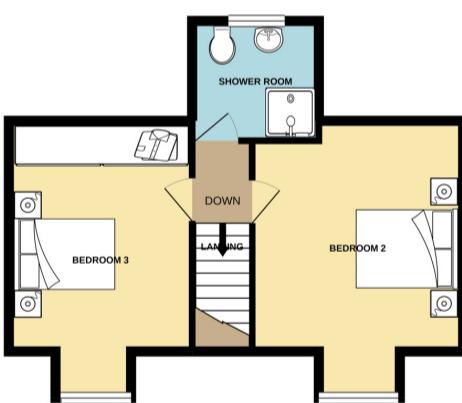
GROUND FLOOR  
603 sq.ft. (56.0 sq.m.) approx.



1ST FLOOR  
603 sq.ft. (56.0 sq.m.) approx.



2ND FLOOR  
424 sq.ft. (39.4 sq.m.) approx.



LEAGATE PLACE - CLIFTON

TOTAL FLOOR AREA: 1630 sq.ft. (151.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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 valuation, contact the numbers listed on the brochure.

Viewing by appointment only

This imposing 5 bedroom property is arranged over three floors and offers versatile space for all the family, located in a small cul de sac of similar homes in the sought after village of Clifton.

- Well presented throughout
- Five double bedroom to include en-suite to master bedroom and two further bathrooms
- Spacious 25ft kitchen/dining/family room with French doors opening onto rear garden
- Separate study - perfect for those working from home!
- Double garage and ample off road parking
- Well regarded local schooling
- Within a short drive to Arlesey train station for rail links into London
- Just as short walk into the heart of Clifton

## Ground Floor

### Entrance Hall

Stairs rising to first floor with understairs storage cupboard. Ceramic tiled floor. Bespoke fitted coat/shoe storage cupboard. Radiator. Doors into study, cloakroom, lounge and kitchen.

### Cloakroom

Suite comprising of low level flush wc and pedestal wash hand basin. Chrome heated towel rail. Ceramic tiled flooring.

### Study

6' 4" x 8' 5" (1.93m x 2.57m) Double glazed window to front. Fitted cupboards and desk providing storage. Karndean wood effect flooring. Radiator.

### Lounge

12' 3" x 13' 4" (3.73m x 4.06m) Double glazed window to front. Karndean wood effect flooring. Radiator.

### Kitchen/Dining Area

25' 8" x 10' 2" (7.82m x 3.10m) A range of wall and base units with work surfaces and upstands. Inset one & half bowl sink with drainer and mixer tap over. Integrated fridge/freezer, dishwasher and washing machine. Inset 5 ring gas hob with stainless steel extractor hood over. Fitted eye level double oven and grill. Two radiators. Ceramic tiled flooring. Double glazed window and french doors with sidelights opening on to rear garden.

### First Floor

#### Landing

Double glazed window to front. Airing cupboard. Radiator. Doors to bedrooms 4, 5 and family bathroom. Stairs rising to second floor.



### Bedroom 1

9' 8" x 17' 1" (2.95m x 5.21m) Double glazed window to front. Radiator. Bespoke fitted wardrobes with mirrored sliding doors and spot lights. Door into:

### En- Suite Shower Room

Three piece suite comprising low level flush wc, pedestal wash hand basin and fully tiled double shower cubicle. Heated towel rail. Ceramic tiled flooring. Obscure double glazed window to rear.

### Bedroom 4

8' 5" x 10' 11" (2.57m x 3.33m) Double glazed window to front. Built in wardrobes. Radiator.

### Bedroom 5

8' 5" x 9' 11" (2.57m x 3.02m) Double glazed window to front. Fitted wardrobes. Radiator.

### Family Bathroom

Suite comprising low level flush wc, pedestal wash hand basin and panel enclosed bath with shower and complementary tiled surrounds. Ceramic tiled flooring. Obscure double glazed window to rear.

## Second Floor

### Landing

Doors to bedrooms 2, 3 and bathroom.

### Bedroom 2

12' 4" x 16' 2" (3.76m x 4.93m) Double glazed window to front. Built in wardrobes. Velux window.

### Bedroom 3

9' 11" x 13' 4" (3.02m x 4.06m) Double glazed dormer window to front. Radiator. A range of fitted wardrobes and drawer units. Karndean flooring. Velux window

### Shower Room

Three piece suite comprising low level wc, pedestal wash hand basin and fully tiled walk in shower cubicle. Heated towel rail. Ceramic tiled flooring. Obscure double glazed dormer window to rear.

### Outside

#### Front Garden

Laid to lawn with mature shrub borders and paved pathway to front door. Gated access to rear garden.

#### Double Garage

Up & over doors with power/light. Personal door to rear garden. Driveway providing off road parking for approximately 4 cars.

#### Rear Garden

Laid mainly to lawn with paved patio area and mature shrub borders. Personal door into garage. Garden shed to remain. Enclosed by timber fencing with pathway leading to gated access to the front.

