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Mount Pleasant Road, Clapham, Bedford MK41 6BT



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Clapham
Bedford
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Guide Price £400,000

Extended four DOUBLE bedroom home set in the heart of Clapham. Immaculately presented & upgraded throughout. Beautiful refitted kitchen with separate utility room. Re-Fitted downstairs cloakroom. Jack & Jill Shower Room. Good sized wrap around garden. Parking for several vehicles, 16'8 Timber Garage/Barn.

- Large Extended Four DOUBLE Bedroom House
- Separate Lounge
- Separate Dining Room
- Study
- Utility Room
- Jack & Jill Shower Room
- Cloakroom
- Upstairs Bathroom
- Wrap around Garden
- Re-Fitted Kitchen WITH Bosch Integrated Appliances

- Council Tax Band B
- Energy Efficiency Rating C

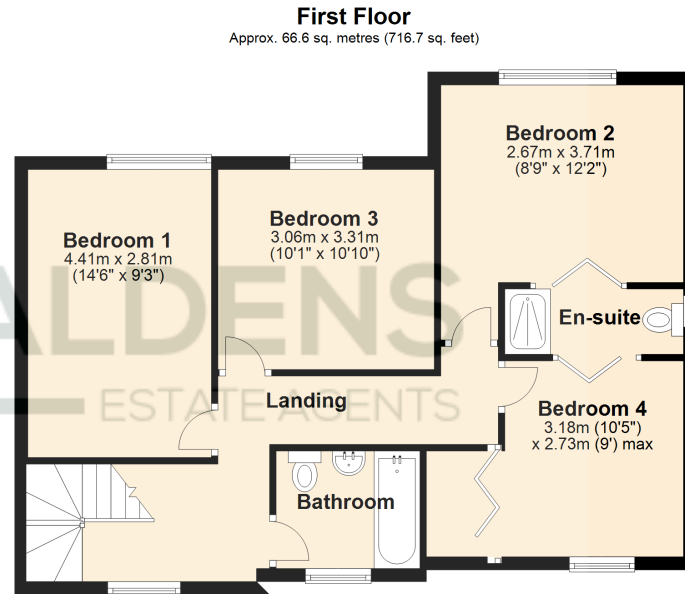
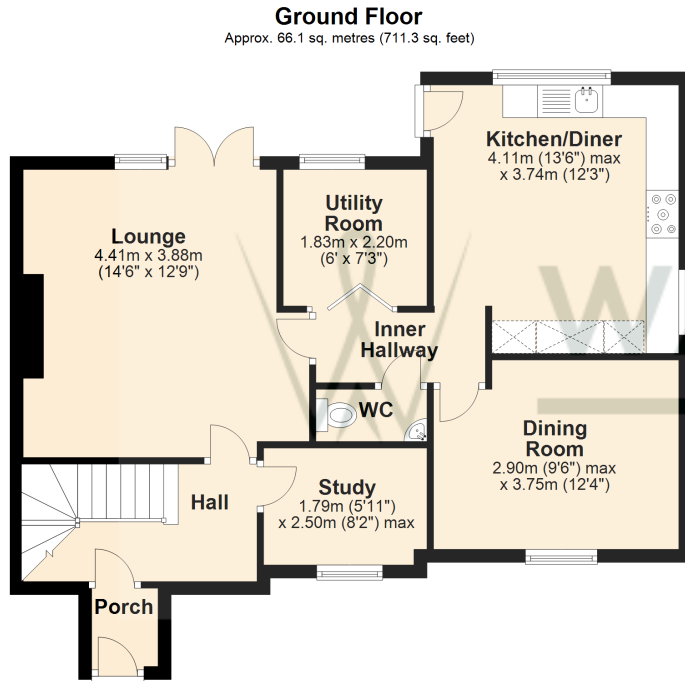


Mount Pleasant Road is set close to all the amenities Clapham has to offer. Access to A6 and A421 is within minutes.



Entering the property via the porch. The hall with solid wooden floor and stairs to first floor. The study has window to front and wood flooring. Every room in this property has had the doors replaced with solid Oak wood doors. The lounge has wood flooring and a delightful wood burner. Floor to ceiling window to the side of the double doors which leads out to the large patio area. From the lounge you enter the inner hallway with doors to the rest of the downstairs accommodation. The utility room has been re-fitted and offers ample cupboard space and plumbing for washing machine. Window overlooks the rear garden. Off the inner hallway you have a re-fitted cloakroom. The kitchen is re-fitted having been designed for social entertaining with a fantastic breakfast bar with good use of storage underneath. Integrated Bosch appliances and five ring gas hob with extractor. Window overlooks the rear garden and door leads out onto the patio. The dining room room faces the front with wooden flooring. The first floor all the bedrooms are true doubles with recently fitted new carpets, the landing is of a generous size and also has recently fitted carpet. Two of the bedrooms share Jack & Jill shower room with low level WC, enclosed tiled shower and wash hand basin, linked by bi-folding solid wood doors. Two further bedrooms. The bathroom is a white suite with bath, low level WC and wash hand basin. Outside the rear garden is wrap around and mainly laid to lawn. A good sized patio area. Wooden summer house with electric. The garden is enclosed with access to the front. The front has off road parking for numerous cars and a large barn/garage with double doors.





Total area: approx. 132.7 sq. metres (1428.0 sq. feet)

This floor plan is for illustrative purposes only. The total size does include outbuildings and is an approximate.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC