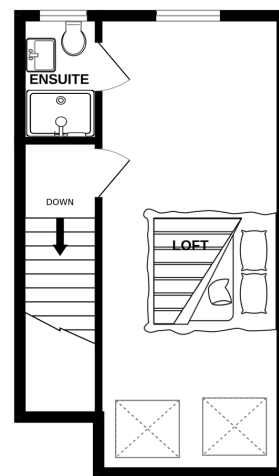
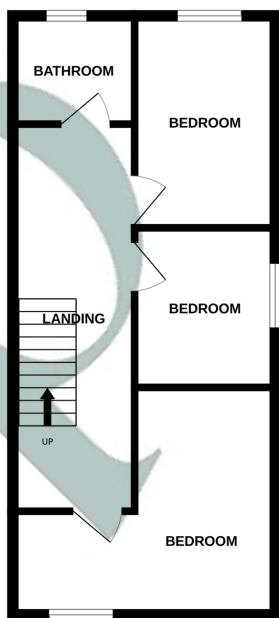
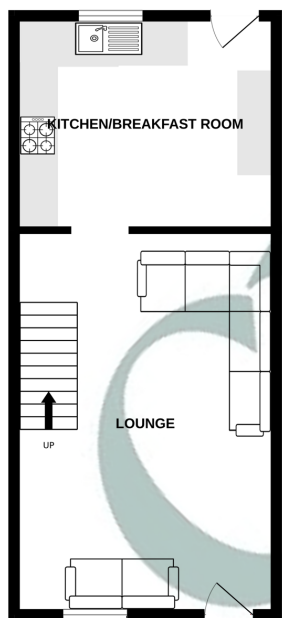
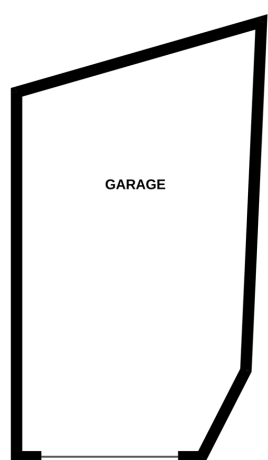




GROUND FLOOR

1ST FLOOR

2ND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82+)	A	
(81-91)	B	
(69-80)	C	
(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

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

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"DONT BE FOOLED BY ITS MODEST FRONT AND DISCOVER A HOME OF EPIC PROPORTIONS
ONCE INSIDE" !!!!!

Nestled in a peaceful no-through road along the scenic Greensand Ridge Walk, This delightful three bedroom semi-detached family residence with the advantage of a converted loft room set in a tranquil location in the popular village of Clophill.

- No upper chain.
- Large garage, ideal for storage.
- Underfloor heating throughout ground floor.
- Kitchen/breakfast room.
- Split-level rear garden.

Ground Floor

Lounge/Diner

6.27m x 4.04m (20' 7" x 13' 3") Entrance door and double glazed window to the front, stairs rising to first floor with under stairs cupboard, Travertine tiled flooring with underfloor heating.

Kitchen/Breakfast Room

4.02m x 3.36m (13' 2" x 11' 0") A range of oak base and wall mounted units with granite work surfaces over, Kensington 5 ring gas hob with oven under, built-in dishwasher, space for fridge freezer and washing machine, Travertine tiled flooring with underfloor heating, door and double glazed window to the rear.

First Floor

Landing

Stairs rising to second floor.

Bedroom One

Max. 4.13m x 3.57m (13' 7" x 11' 9") Double glazed window to the front, radiator.

Bedroom Two

3.51m x 2.31m (11' 6" x 7' 7") Double glazed window to the rear, radiator.

Bedroom Three

2.42m x 2.29m (7' 11" x 7' 6") Double glazed window to the side, radiator.

Bathroom

A suite comprising of a panelled bath with shower over, low level WC, wash hand basin, heated towel rail, double glazed window to the rear.



Second Floor

Loft Room

7.17m x 2.94m with restricted head height (23' 6" x 9' 8") Two Velux windows to the front and double glazed window to the rear, radiator.

Shower Room

A suite comprising of a shower cubicle, low level WC, wash hand basin, double glazed window to the rear.

Outside

Rear Garden

A south facing, split-level garden with lawn and patio areas and brick retaining walls.

Garage

3.9m x 7m (12' 10" x 23' 0") Double doors, power and light.

N.B Driveway

Please note the driveway owned by 3 The Slade is subject to a 'right of way' for the neighbour over and across at all times.

