



**34, Church Street**  
Clifton,  
Bedfordshire, SG17 5EY  
Offers in Excess of £280,000

country  
properties



A delightful 2 bedroom cottage located within the conservation area in the highly sought after village of Clifton. Retaining many character features the property boasts a 90ft (approx) rear garden and off road parking to the rear.

- Retaining many character features including brick fireplaces and latched doors
- Living room with log burning stove
- Bedroom 1 with exposed brick fireplace
- Short stroll to village amenities, butchers, post office, community centre & pubs
- Arlesey station is a short drive with direct rail link to Gatwick airport and the city
- Offered with no upward chain

## GROUND FLOOR

### Entrance

Solid door opening into:

### Living Room

12' 0" x 11' 0" (3.66m x 3.35m) Multi pane sash window to front, with fitted shutters. Radiator. Feature brick fireplace with inset wood burning stove. Fitted cupboard to chimney recess. Opening to:

### Kitchen/Dining Room

12' 0" x 8' 11" (3.66m x 2.72m) A range of hand made wall and base units with wood worksurfaces over. Range cooker to remain, with stainless steel splashback. Space for fridge/freezer. Stairs rising to first floor accommodation with fitted cupboards/shelving under. Pull out made to measure table seating upto 8. Wood flooring. Radiator. Opening to:

### Utility Area

5' 4" x 5' 3" (1.63m x 1.60m) Wood worksurface with inset butler sink and swan neck mixer tap. Space and plumbing for washing machine and slimline dishwasher. Wall mounted gas boiler. Wood effect flooring. Stable door and window to rear garden. Door into:





## Bathroom

Three piece suite comprising panel enclosed double ended bath with shower over and glass side screen, wall mounted wash hand and low level wc. Partially tiled walls. Two obscure glazed windows to rear.

## FIRST FLOOR

### Landing

Doors into both bedrooms.

### Bedroom 1

12' 0" x 11' 0" (3.66m x 3.35m) Exposed brick fireplace. Built-in wardrobe. Multi pane sash window to front, with fitted shutters. Radiator.

### Bedroom 2

9' 6" x 8' 11" (2.90m x 2.72m) Window to rear. Radiator.

## OUTSIDE

### Rear Garden

Approx 90ft in length with paved patio leading to the lawn area with mature flower and shrub borders. Block paved pathway to further garden area to the rear. Brick built storage shed. Gate to shared pathway to garage and parking area to the rear.

The vendor informs us there is right of way pedestrian access for neighbouring properties (32 & 36) across the rear garden. Pathway by garage is also used by neighbours to access their parking.

### Parking

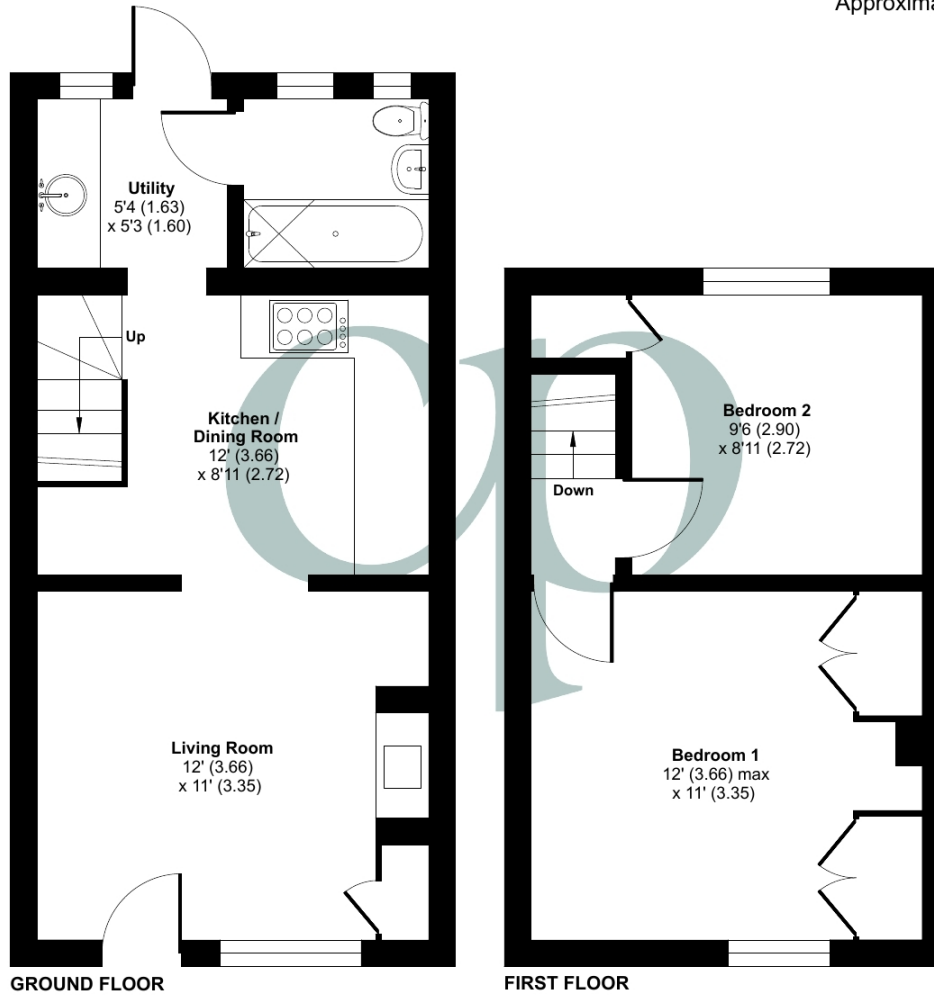
Garage to the rear with off road parking accessed via Bath Place.

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



Approximate Area = 578 sq ft / 53.6 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1151128

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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