



Mckennan Close, Clapham, Bedford MK41 6GR

  
**WALDENS**  
ESTATE AGENTS

Mckennan Close  
Clapham  
Bedford  
MK41 6GR

£275,000

Nestled away on a no through road in the popular village of Clapham is this beautifully presented 2 bedroom end of terrace property with driveway and a garage \*\* Click The Virtual Tour To See The Buyers Guide \*\*

- Beautifully Presented 2 Bedroom End Of Terrace
- Village Location
- Garage Nearby & Driveway
- Gas Central Heating
- Modern Kitchen
- Lounge/Dining Room
- Enclosed Well Maintained Rear Garden With Side Access
- Double Glazed
- Downstairs Wc & Upstairs Bathroom

- Council Tax Band B
- Energy Efficiency Rating C



Located in this popular development within Clapham with its own doctors surgery and convenient access to A6 into Bedford or north Bedfordshire villages. Clapham itself offers riverside walks along the Ouse, Tesco Express supermarket, riverside pub & restaurant, local shops & well regarded schooling.



Waldens are delighted to be selected as the marketing agent to present this magnificent 2 bedroom end of terrace home in McKennan Close within Clapham. Positioned within a quiet village location & offering a spacious lounge/dining room overlooking your garden at the rear, a fully fitted kitchen with space for the day to day necessary appliances to the front, a welcoming entrance hall and a downstairs cloakroom. Upstairs you have two good size bedrooms and a lovely fitted bathroom suite. Bedroom 1 having the additional benefit of fitted wardrobes and storage cupboard space.

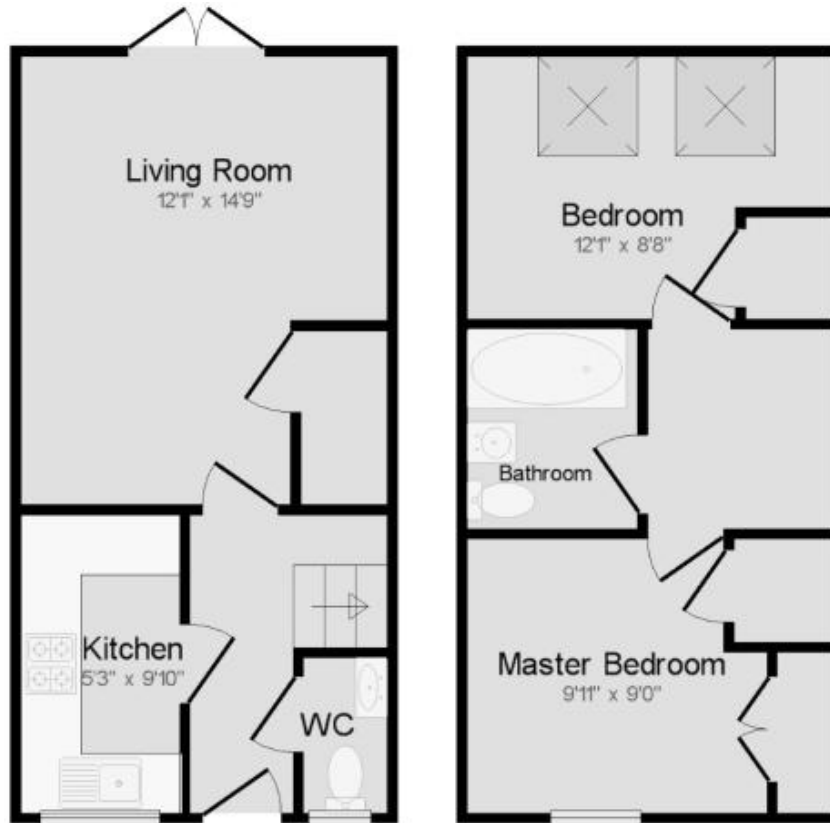
Outside to the rear you have a lovely sized manageable rear garden that is laid with a great variety of flower shrub border edges and a patio to enjoy summer evenings.

Frontage is laid to hardstanding to provide off road parking and there is a gated side access that leads to the rear garden.

Garage en bloc is situated a short distance away and has additional parking to the side of it.

All located within close proximity to great local schools, shops and Clapham's new Towers Health Club.





Ground Floor

1st Floor

Total approx floor area: 602.1 ft<sup>2</sup> (55.9 m<sup>2</sup>)  
 Ground Floor: 301.1 ft<sup>2</sup> (28.0 m<sup>2</sup>)  
 1st Floor: 301.1 ft<sup>2</sup> (28.0 m<sup>2</sup>)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>93</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>77</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC