



# 9, Pedley Farm Close

Clifton,  
Bedfordshire, SG17 5FZ  
£2,000 pcm

country  
properties



Built in 2014 by Campbell Buchanan and presented in show home condition this stylish four bedroom home with a galleried landing boasts spacious and contemporary living throughout. Situated in this sought after exclusive cul-de-sac in the popular village of Clifton only a short drive to nearby Arlesey with train links into London.

EPC Band B

- A small development of just 13 individual homes with style and distinction
- Quality 24ft kitchen with integrated appliances and peninsular island
- Bedroom 1 with fitted wardrobes and en-suite with high specification sanitary ware
- Landscaped westerly aspect rear garden
- Sought after village location of Clifton with well regarded local schools







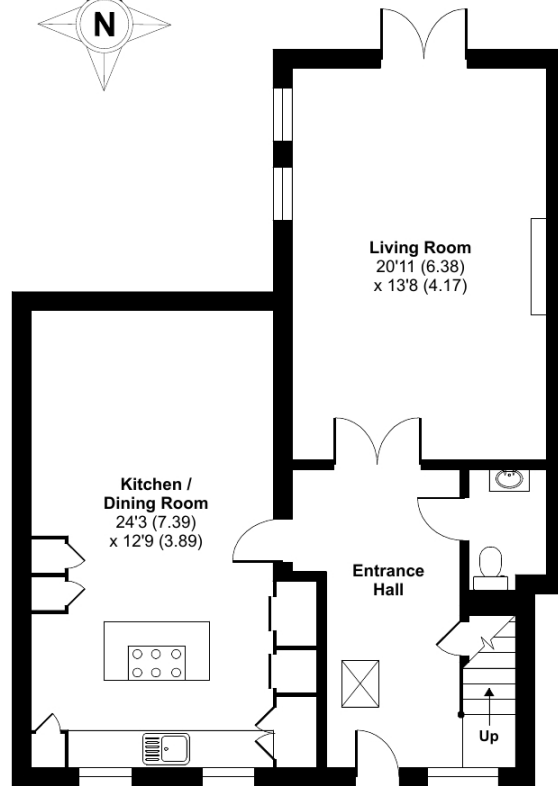


Approximate Area = 1619 sq ft / 150.4 sq m

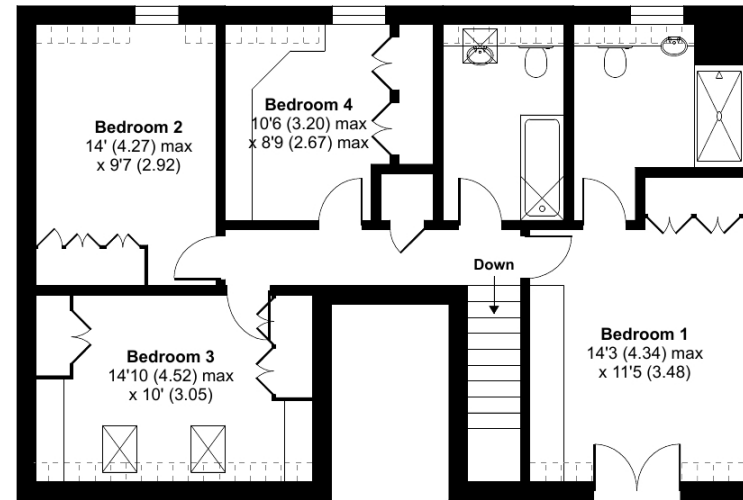
Limited Use Area(s) = 61 sq ft / 5.7 sq m

Total = 1680 sq ft / 156.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Denotes restricted  
head height

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		100
(81-91) <b>B</b>		85
(69-80) <b>C</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		
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 2023. Produced for Country Properties. REF: 956967



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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