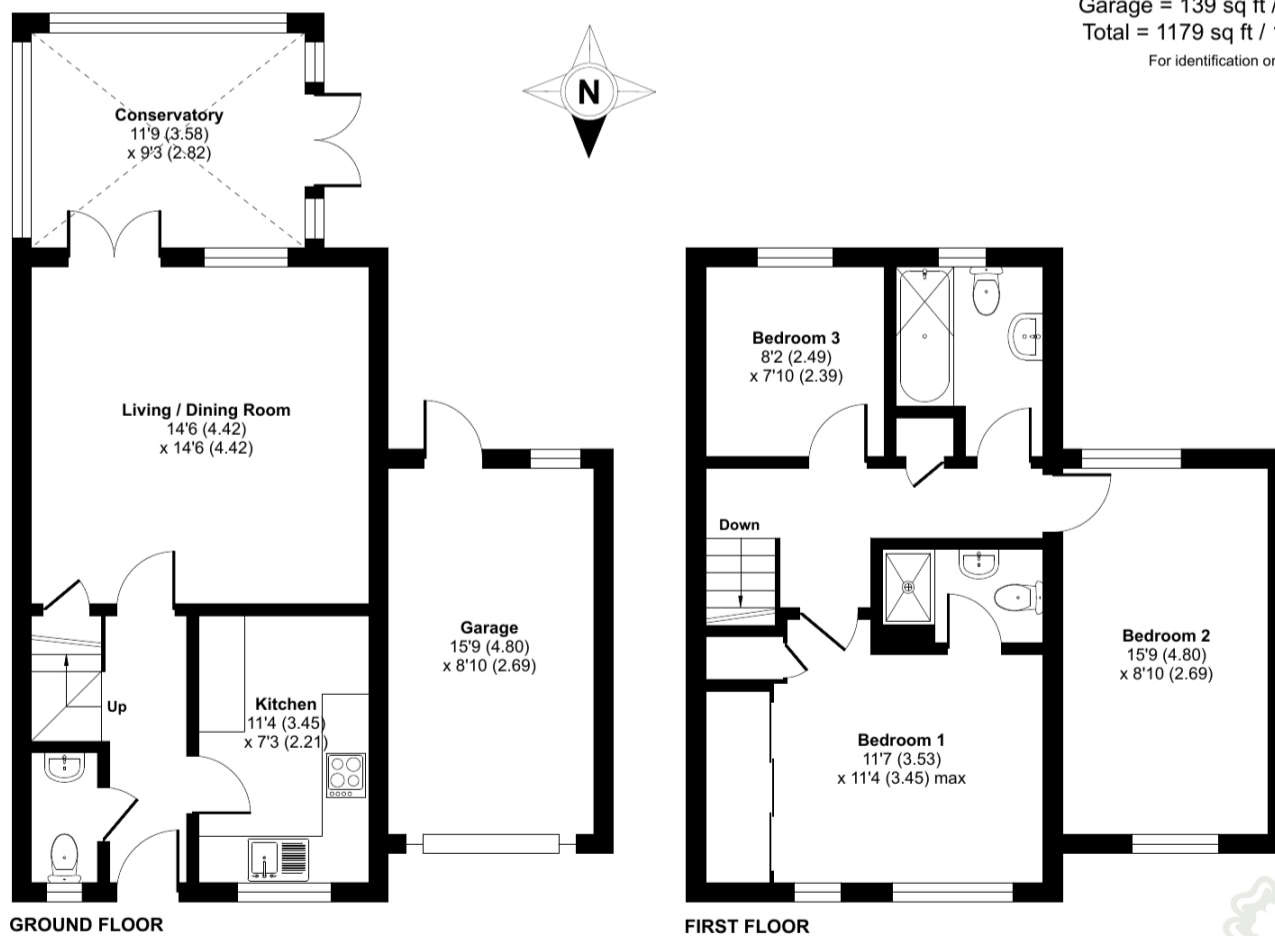




Approximate Area = 1040 sq ft / 96.6 sq m
Garage = 139 sq ft / 12.9 sq m
Total = 1179 sq ft / 109.5 sq m
For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 1038335

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

Country Properties | 46-48, High Street | SG17 5DG
T: 01462 811822 | E: shefford@country-properties.co.uk
www.country-properties.co.uk

A well presented three bedroom home with a south facing rear garden in the popular village of Clifton, close to highly regarded schooling & village amenities. A short drive from the property is Arlesey station for rail links into the city.

- Well presented family home
- Double glazed conservatory with french doors opening onto the rear garden
- Master bedroom with en-suite shower room
- Low maintenance south facing rear garden
- Garage and driveway parking for 2 cars
- Popular cul-de-sac location on the edge of the village with countryside walks on your doorstep
- Short stroll to the well regarded Clifton All Saints Academy and Samuel Whitbread Academy

GROUND FLOOR

Entrance Hall

Stairs rising to first floor accommodation. Wood effect flooring. Radiator. Doors into cloakroom, kitchen and living room.

Cloakroom

Suite comprising low level wc and pedestal mounted wash hand basin with splashback tiling. Heated towel rail. Extractor fan. Obscure double glazed window to front.

Kitchen

11' 4" x 7' 3" (3.45m x 2.21m) A range of wall and base units with complementary worksurfaces and tiled splashbacks. Stainless steel one & half bowl sink with drainer and mixer tap over. Fitted eye level oven. Inset gas hob with concealed extractor over. Space for fridge/freezer. Space and plumbing for washing machine and dishwasher. Gas boiler enclosed in cupboard. Tiled flooring. Radiator. Double glazed window to front.

Living Room

14' 6" x 14' 6" (4.42m x 4.42m) Double glazed window and French doors opening into the conservatory. Understairs storage cupboard. Two radiators.

Conservatory

11' 9" x 9' 3" (3.58m x 2.82m) Double glazed construction on brick base with French doors opening onto the rear garden. Ceramic tiled flooring. Electric heater.



FIRST FLOOR

Landing

Access to partially boarded loft space with ladder & light. Airing cupboard housing hot water cylinder with storage. Radiator. Doors into all rooms.

Bedroom 1

11' 7" x 11' 4" (max) (3.53m x 3.45m) Two double glazed windows to front. Storage cupboard and fitted wardrobes. Radiator. Door into:

En-Suite Shower Room

Suite comprising shower cubicle, pedestal mounted wash hand basin and low level wc. Heated towel rail. Extractor.

Bedroom 2

15' 9" x 8' 10" (4.80m x 2.69m) Dual aspect with double glazed windows to front and rear. Radiator.

Bedroom 3

8' 2" x 7' 10" (2.49m x 2.39m) Double glazed window to rear. Radiator.

Bathroom

Suite comprising panel enclosed bath with shower attachment over, pedestal mounted wash hand basin and low level wc. Partially tiled walls and tiled flooring. Extractor. Heated towel rail. Obscure double glazed window to rear.

OUTSIDE

Front Garden

Shingled garden with pathway to front door. Driveway providing off road parking and access to garage.

Rear Garden

South facing garden laid to lawn with decking area and mature tree and shrub borders. Personal door to garage.

Garage

Up & over door to front with power/light connected. Obscure double glazed window and personal door to rear garden.

PRELIMINARY DETAILS - NOT YET APPROVED BY VENDOR AND MAY BE SUBJECT TO CHANGE.

