



Duke Drive | | Clapham | MK41 6DE

Asking Price £285,000

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A SUPER Three Bedroom Semi-detached property situated on the West side of Bedford in the popular Village known as CLAPHAM. This home is ideally positioned with local amenities near by with A6 Road access and West by pass within easy reach. The main highlights include 13ft lounge, dining room, kitchen, 16ft lean to, Three sizeable bedrooms upstairs bathroom, 27ft workshop/garage and outside potential office/workshop with gardens and ample parking to the front. To fully appreciate this EXCELLENT home an internal and external viewing is strongly recommended. NO UPWARD CHAIN.Call to view.

- SEMI-DETACHED
- SEPERATE LOUNGE
- KITCHEN
- 27ft WORKSHOP/GARAGE
- NO UPWARD CHAIN
- THREE BEDROOMS
- SEPERATE DINER
- OFFICE/STORAGE
- AMPLE PARKING
- MUST BE VIEWED

#### ENTRANCE HALL

Double glazed door and window to front, stairs to first floor, walk through to main rooms.

#### LOUNGE

13'4 x 10'11 (4.06m x 3.33m)

Double glazed window to rear, feature fireplace with stone hearth, walk through to

#### DINING ROOM

8'2 x 7 (2.49m x 2.13m)

Double glazed door and window to rear, part laminate flooring and walk through to



A three bedroom semi-detached home with ample parking and benefitting from a no upward chain.



## KITCHEN

11'10 x 8'6 (3.61m x 2.59m)

Gas cooker point, base and wall mounted units, plumbing for washing machine, tiled flooring, double glazed window and door to side, built in pantry, under stairs cupboard.

## LEAN TO

16'3 x 6'6 (4.95m x 1.98m)

Brick and glazed construction.

## LANDING

Double glazed window to front, access to loft void housing wall mounted boiler, built in airing cupboard, doors to main rooms.

## BEDROOM 1

11'5 x 11 (3.48m x 3.35m)

Double glazed window to rear.

## BEDROOM 2

11'5 x 8'7 (3.48m x 2.62m )

Double glazed window to rear.

## BEDROOM 3

8'2 x 6'5 (2.49m x 1.96m)

Double glazed window to front, built in wardrobe.

## BATHROOM

8ft x 5'6 (2.44m x 1.68m)

Three piece suite comprising bath with mixer shower over, pedestal wash hand basin, low level WC, heated towel rail, two double glazed windows to side.

## FRONT GARDEN

Brick wall surround , driveway leading to garage.

## REAR GARDEN

Laid to lawn, pathway, pergola, raised flower bed, wood panel fence surround, water tap.

## OFFICE/WORKSHOP

12'2 x 7'10 (3.71m x 2.39m)

Potential office, double glazed window and door to front.

## GARAGE/WORKSHOP

27' x 9'10 (8.23m x 3.00m)

(Double length) Larger than average with up and over style door, working pit, windows to side.

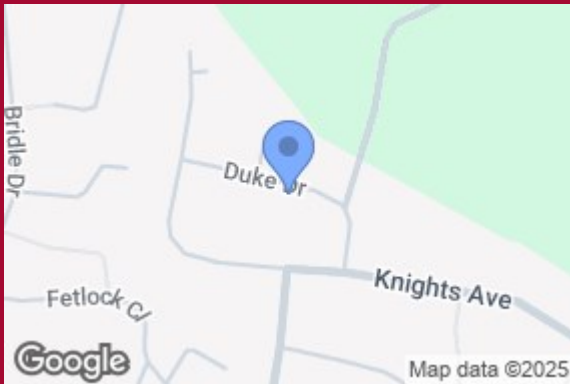
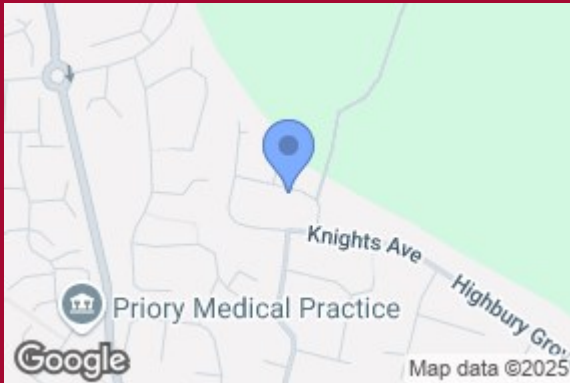
## TENURE

FREEHOLD

## TAX BAND

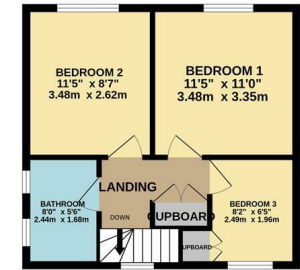
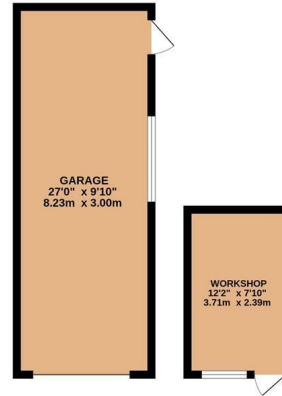
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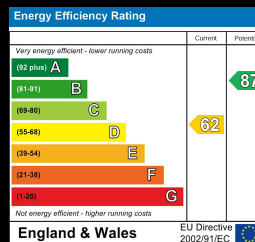
GROUND FLOOR  
835 sq.ft. (77.6 sq.m.) approx.

1ST FLOOR  
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA: 1207 sq.ft. (112.2 sq.m.) approx.

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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