



Milton Road, Clapham, Bedford, MK41 6AR
Offers over £600,000 Freehold



A rare opportunity to acquire this established 3/4 bedroom detached home situated in a prime non estate location on the northern edge of this popular village, This established family home offers exceptional family accommodation over two floors, replacement double glazing, gas to radiator central heating and boasts off road parking for 2 cars.

The well planned and spacious accommodation briefly comprises of entrance hall, main reception with feature fireplace, second reception room (currently used as a bedroom) modern fitted kitchen area with built in appliances, open plan dining area, utility room and ground floor wet room with WC. On the first floor there are three double bedrooms and a well appointed family bathroom with jacuzzi bath and separate shower cubicle.

This property is being sold with no upper chain and with the option to buy a generous building plot and substantial 300 ft rear garden area by separate negotiation.

Entrance Hall

Lounge

12'4 x 12'0 (3.76m x 3.66m)

Reception Room/Bedroom 4

12'0 x 12'0 (3.66m x 3.66m)

Dining Room

8'11 x 10'9 (2.72m x 3.28m)

Kitchen

10'9 x 7'9 (3.28m x 2.36m)

Utility Room

19'8"22'11" x 19'8"26'2" (6'7 x 6'8)

Wet Room With WC

1st Floor Landing

Bedroom 1

16'4 x 12'0 (4.98m x 3.66m)

Bedroom 2

10'1 x 12'0 (3.07m x 3.66m)

Bedroom 3

10'9 x 7'9 (3.28m x 2.36m)

Family Bathroom

Large Front & Rear Gardens

Timber Built Barn

7'2 x 10'4 (2.18m x 3.15m)

Clapham, Beds

Clapham is a popular North Bedfordshire village offering day to day amenities to include shops, a post office, public houses/restaurants, a village church and a lower school. The Harpur Trust schools are approx 3 miles away in Bedford town centre along with the main railway line to St Pancras and Kings Cross taking just 40 minutes to get to the capital The village offers good transport links to both the A1 and M1.

Council Tax: Bedford F



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Maximum	Current	Maximum
Very energy efficient - lower running costs	Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions	Very environmentally friendly - lower CO ₂ emissions
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G
Not energy efficient - higher running costs	Not energy efficient - higher running costs	Not environmentally friendly - higher CO ₂ emissions	Not environmentally friendly - higher CO ₂ emissions
73	84		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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Total Area: 121.0 m² ... 1302 ft²



Please note this floorplan and all furniture shown is for illustration purposes only. It is not drawn to scale and any measurements, floor areas, openings and orientations are approximate. No liability is taken for any error, omission or misstatements. A party must rely on their own inspector(s). Plan produced by Taylor Made Bedford. Powered by ZPlan.

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