



**Highbury Grove, Clapham, Bedford, MK41 6DS**  
**£250,000 Freehold**



A mature 3 bedroom extended semi detached bungalow ideally located in the highly popular village of Clapham. This superb property offers spacious living accommodation throughout including a welcoming entrance hall which leads through to a light & airy 23ft lounge/dining room. There is a kitchen with a door leading out to the garden, a three piece bathroom and a double bedroom to the front of the property with a bay window. Just off the living room you will find a separate hallway providing access a large master bedroom and a generous sized bedroom 3. On the outside there is a good sized enclosed rear garden, a single garage and to the front a paved driveway. Being just a short walk to local amenities, this fantastic property offers an excellent opportunity to make the bungalow your own.

### Entrance Hall

### Lounge/Dining Room

9'10 x 23'11 (3.00m x 7.29m)

### Kitchen

8'5 x 11'3 (2.57m x 3.43m)

### Bathroom

5'3 x 6' (1.60m x 1.83m)

### Bedroom 1

7'1 x 13'3 (2.16m x 4.04m)

### Bedroom 2

9' x 10'11 (2.74m x 3.33m)

### Bedroom 3

10'4 x 8'1 (3.15m x 2.46m)

### Rear Garden

### Driveway

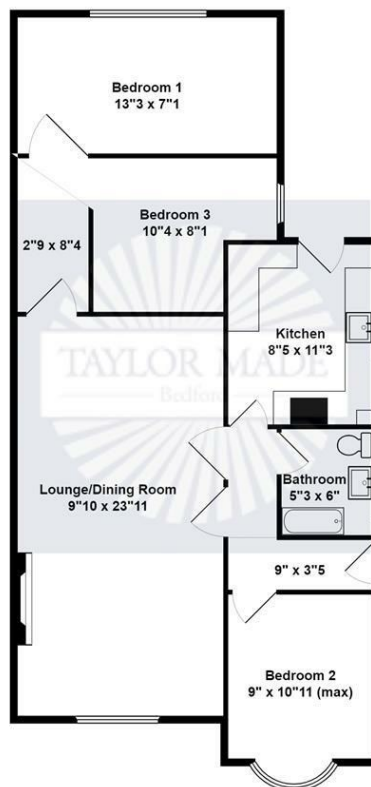
### Clapham, Beds

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: C



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Total Area: 65.1 m<sup>2</sup> ... 701 ft<sup>2</sup>

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 inspection. Plan produced by Taylor Made Bedford. Powered by ZPlan.

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

These particulars of sale are a general outline, acting as guidance only. All descriptions, dimensions and references to condition are given without responsibility falling upon the vendors or their agents. Taylor Made Residential has not tested any apparatus, equipment, fixtures or services. We have not sought to verify the legal title of the property, purchasers must obtain verification from their solicitor. This is offered for sale on a Subject to Contract and Without Prejudice basis 2024.



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