



High Street, Clophill

CHANDLERS



# 83 High Street

Clophill, MK45 4BE  
£785,000



3 Bedrooms



2 Bathrooms



2 Reception Rooms



EPC Rating Band C

A fully RENOVATED detached TURNKEY bungalow with a high SPECIFICATION featuring open plan living to the Kitchen/Dining/Family Room, separate TV room/Bedroom 3, Principle bedroom with plenty of wardrobe space, a spacious en suite and doors opening onto the garden. The L shape layout provides a light and airy feel. Secluded gardens and a large garage with drive for three cars wrap around the property that has no onward chain.

Clophill, a lovely Bedfordshire village, with schooling, a local store and The Flying Horse Country pub & restaurant. Clophill Lakes nature reserve & country walks are on the doorstep of the property.

EPC Band C, Council Tax F



- Renovated Detached Bungalow
  - Under Floor Heating
  - 36' Open Plan Kitchen/Dining/Family Room
  - Large Detached Garage with Electric Doors
  - Snug/TV Room/ Bedroom Three
  - Utility Room
  - En-Suite Shower Room
  - As New Condition with High End Specification
- 









What makes it special...







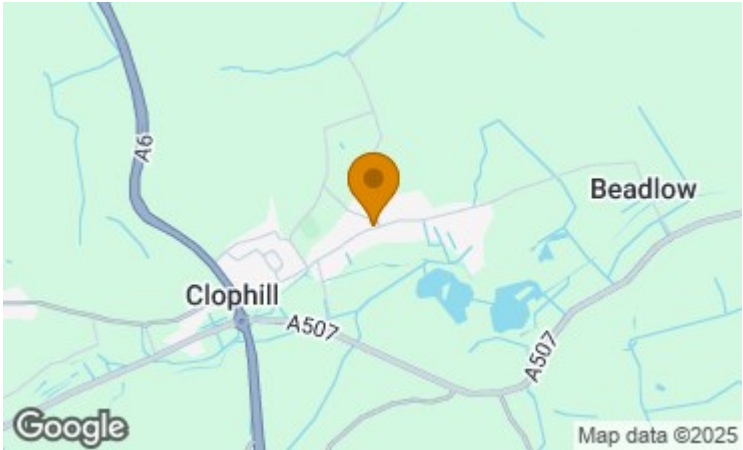


### Disclaimer

While we believe the details provided to be correct, we do not guarantee their accuracy. Prospective buyers should verify all information independently before making any decisions. No responsibility is taken for any errors, omissions, or misstatements.

### Additional/Material Information

- Local Authority is Mid Bedfordshire.
- Council tax Band F
- Tenure – Freehold
- Mains Gas, Water, Electricity



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC