



HARVEY ROBINSON

Guide Price

£450,000

Manor Close

Clifton, SG17 5EJ



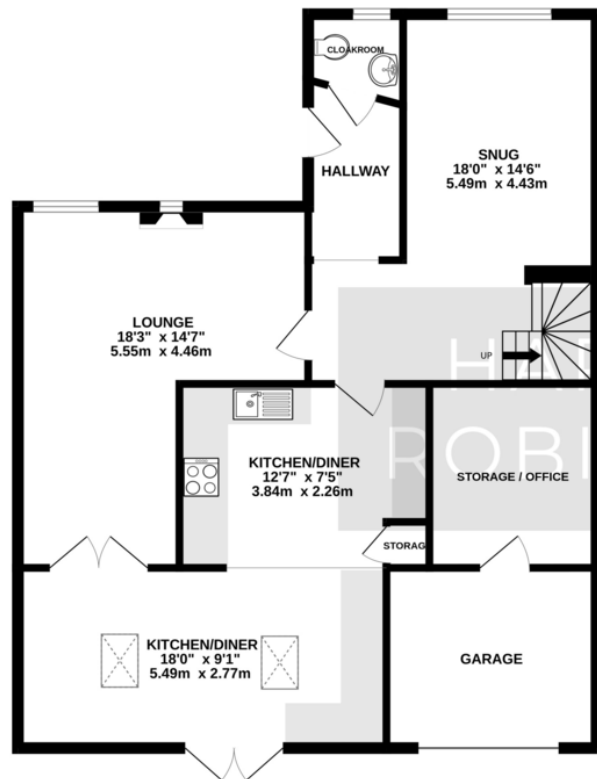
We are delighted to offer for sale this beautifully presented four bedroom family home located within the sought-after village of Clifton. This modern and spacious property in brief consists of an entrance hall, cloakroom, kitchen / dining room with integrated appliances, a spacious lounge and additional reception room completing the ground floor. Four good-sized bedrooms, with fitted wardrobes to bedrooms one, three and four, and a family bathroom can be found occupying the first floor. Outside, the property benefits from landscaped gardens to the front and rear with a paved patio area perfect for outside dining and entertaining and off road parking for multiple vehicles can be found to the front of the garage. Clifton serves the local community well with facilities including a convenience store, butchers' shop, primary schooling, and play parks nearby, making this property and location ideal as a family home. Samuel Whitbread Academy is also a short walk away. Shefford Town Centre is located nearby with various High Street shops, bars, and restaurants. The mainline train station located at Arlesey just under 2 miles away provides access into London Kings Cross within 40 minutes making it ideal for the commuter. Viewings can be arranged by contacting our Biggleswade estate agent offices.



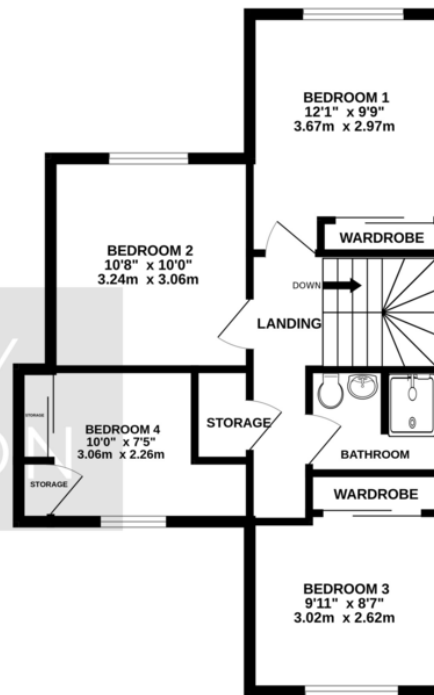




GROUND FLOOR  
931 sq.ft. (86.5 sq.m.) approx.



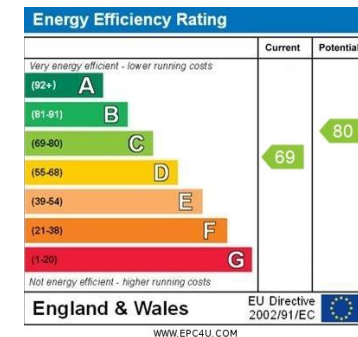
1ST FLOOR  
527 sq.ft. (49.0 sq.m.) approx.



TOTAL FLOOR AREA: 1458 sq.ft. (135.5 sq.m.) approx.  
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## FAQs

Tenure: Freehold  
Property Built: 1969  
Council Tax Band: C  
Rear Garden Aspect: North Facing  
Primary School: Clifton All Saints Academy  
Secondary School: Samuel Whitbread Academy  
Water Meter: Yes  
Postcode: SG17 5EJ  
what3wordsTenure: ///exit.situates.shins



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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### OFFICE ADDRESS

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### CONTACT

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