



56 Washbrook Close, Barton-Le-Clay, Bedfordshire, MK45 4LF
£550,000

- EXCLUSIVE TO PR PROPERTY SALES
- 4 BEDROOMS
- LARGE KITCHEN / BREAKFAST ROOM
- LOCATED ON THE EDGE OF THE COUNTRYSIDE, CLOSE TO SCHOOLS & AMENITIES

- NO ONWARD CHAIN
- EN SUITE SHOWER ROOM
- UTILITY ROOM * PANTRY

- EXTENDED DETACHED HOUSE
- 2 LARGE RECEPTION ROOMS
- PRIVATE REAR GARDEN & DOUBLE GARAGE

**** EXCLUSIVE TO PR PROPERTY SALES ** NO ONWARDS CHAIN ** OFFERS IMPRESSIVE LIVING SPACE ** EXTENDED ** CLOSE TO SCHOOLS AND AMENITIES **** The property benefits from accommodation comprising entrance hall, guest WC, 21ft living room, family room, kitchen / breakfast room, utility room, pantry, 4 bedrooms, en suite shower, family bathroom, double garage and private rear garden.

GROUND FLOOR

ENTRANCE HALL

WC

FAMILY ROOM 14'0" X 13'7" (4.26M X 4.15M)

LIVING ROOM 17'11" X 20'11" (5.45M X 6.38M)

KITCHEN/BREAKFAST ROOM 19'7" X 11'11" (5.96M X 3.62M)

UTILITY ROOM 9'11" X 11'11" (3.03M X 3.62M)

PANTRY 4'2" X 6'5" (1.26M X 1.96M)

FIRST FLOOR

LANDING

BEDROOM 1 19'3" X 10'7" (5.86M X 3.22M)

EN-SUITE

BEDROOM 2 13'1" X 10'0" (4.00M X 3.06M)

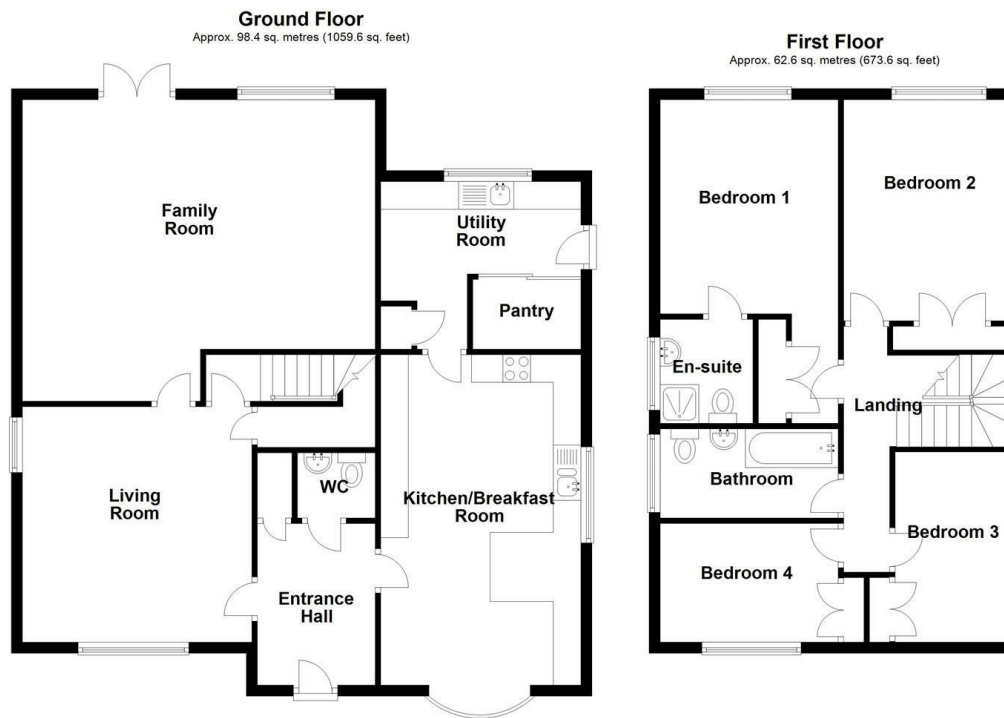
BEDROOM 3 11'3" X 7'0" (3.44M X 2.14M)

BEDROOM 4 6'11" X 10'7" (2.11M X 3.22M)

BATHROOM

OUTSIDE

PRIVATE REAR GARDEN



Total area: approx. 161.0 sq. metres (1733.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	64	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC