




## 5 Rookery Walk, Clifton

£450,000

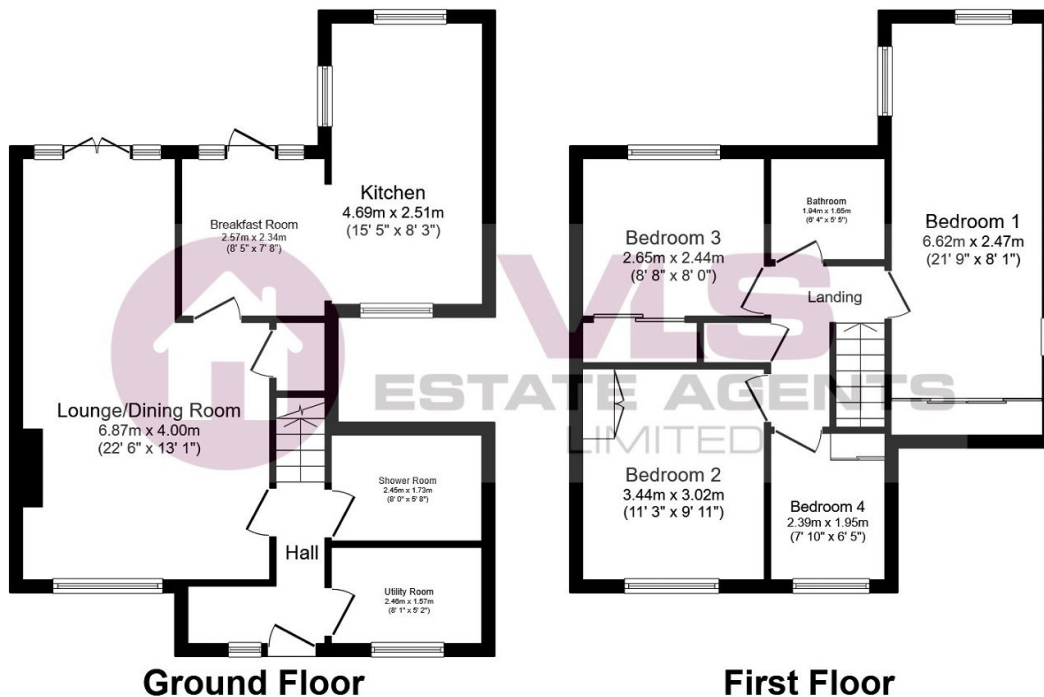
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We highly recommend an early viewing of this CHAIN FREE beautiful extended, semi-detached property situated in the heart of Clifton. It offers easy access to various local amenities, including the Lower School, butchers, community Centre, shops, and a public house.

## Key Features

- CHAIN FREE
- Ground floor shower room
- Utility room
- Village location
- 22ft kitchen/dining room
- Four Bedrooms
- Garage
- Breakfast room
- Walking distance to local schools and amenities
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Total floor area 107.4 sq.m. (1,156 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)