



DG
Property
Consultants
Estd. 2000



**Arnold Close, Barton-Le-Clay
Bedford, Bedfordshire MK45 4PD
Asking Price £415,000**

SOLD SIMILAR PROPERTIES URGENTLY REQUIRED - BUYERS AWAITING

DG Property Consultants are delighted to be chosen as agents offering for sale this very spacious extended 4-bedroom semi-detached property, situated on south facing ¼ acre corner plot, with further potential for extension or possible development (stpp). Located in a quiet cul-da-sac overlooking a green, in the sought village of Barton-Le-Clay which also offers many attractive local amenities. A sought-after primary school, open countryside with the foothills of the Chilterns and Barton Springs, part of Barton Hills National Nature Reserve all close by. Excellent links for the commuter with rail links to London via Flitwick & Harlington stations, also within easy reach of the M1 junction 12. This property must be viewed to appreciate its potential!

- A 4 Bedroom Semi Detached Property
- 19'6" Kitchen / Breakfast Room
- Larger Than Average Plot
- Must Be Viewed!
- Sought After Location Barton-Le-Clay
- 4 Double Bedrooms
- Potential For Further Extension (STPP)
- 27ft Lounge /Dining Room
- Double Gazed & Gas C-H
- In Need of General Modernisation



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<small> G 79 61 </small>		<small> C 79 61 </small>	
<small> 100-105 80-100 65-80 50-65 35-50 20-35 5-20 0-5 </small>		<small> 100-105 80-100 65-80 50-65 35-50 20-35 5-20 0-5 </small>	
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