



**Connells**

Birbeck Close  
Clapham Bedford

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Clapham Bedford MK41 6GJ

for sale offers in excess of  
**£300,000**



### Property Description

Property comprises on the ground floor of a separate kitchen with eye and base level units with integral oven with gas hob and space for washing machine and fridge freezer. Accessed via the hallway is the downstairs cloakroom with a spacious lounge diner to the rear with doors leading to the rear garden. On the first floor there are three generous size bedrooms with the master being exceptionally spacious. There is a separate three piece family bathroom with loft access via the landing. Externally there is a private westerly facing rear garden mainly laid to lawn with timber fencing. There is a side gate leading to the driveway which offers ample parking for three/four vehicles. The property is being offered with no onward chain so therefore a viewing is highly advised.



**Entrance Hall**

**Cloakroom**

5' 2" x 2' 6" ( 1.57m x 0.76m )

**Lounge**

14' 7" x 12' 8" ( 4.45m x 3.86m )

**Kitchen**

9' 6" x 6' 1" ( 2.90m x 1.85m )

**First Floor**

**Landing**

**Bedroom One**

16' 9" x 13' 1" ( 5.11m x 3.99m )

**Bedroom Two**

9' 6" x 9' 6" ( 2.90m x 2.90m )

**Bedroom Three**

12' 8" x 6' 1" ( 3.86m x 1.85m )

**External**

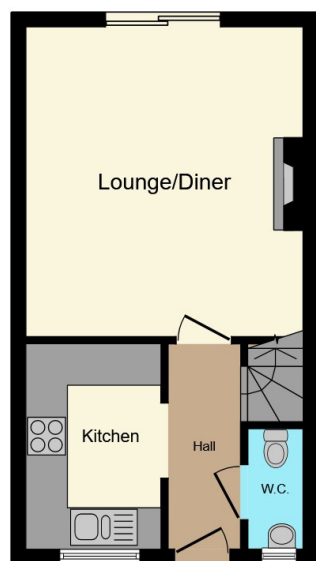
**Front Garden**

**Rear Garden**

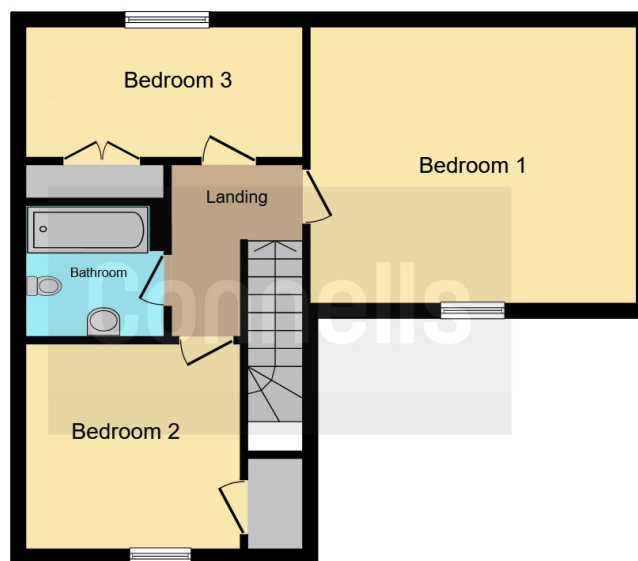




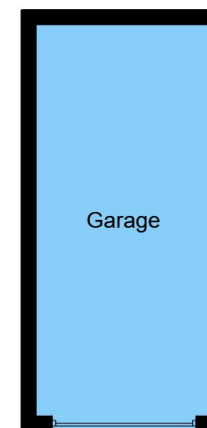




**Ground Floor**



**First Floor**



**Garage**

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)

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EPC Rating: C Council Tax  
 Band: C

Tenure: Freehold

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