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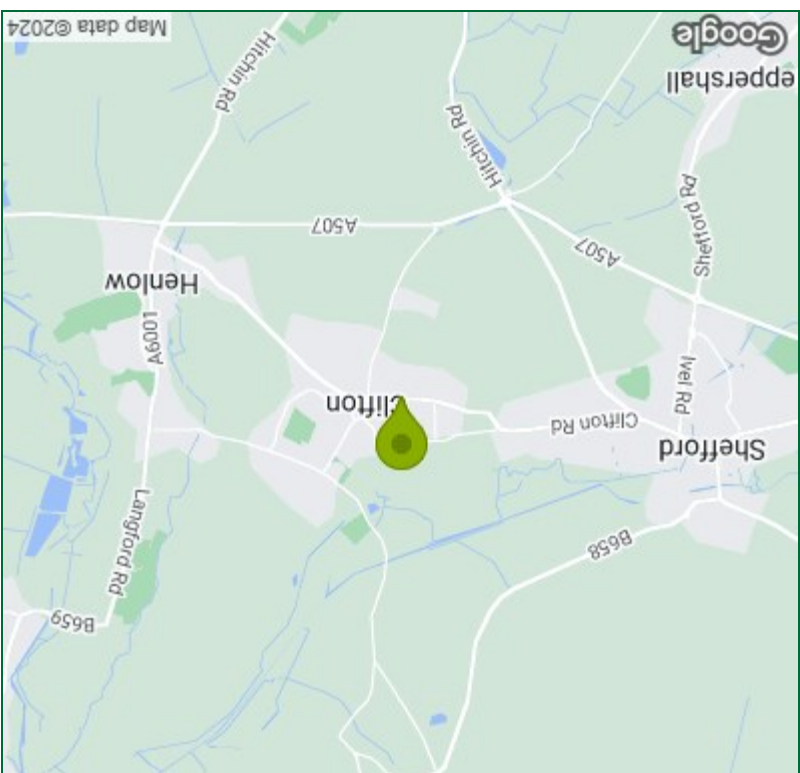
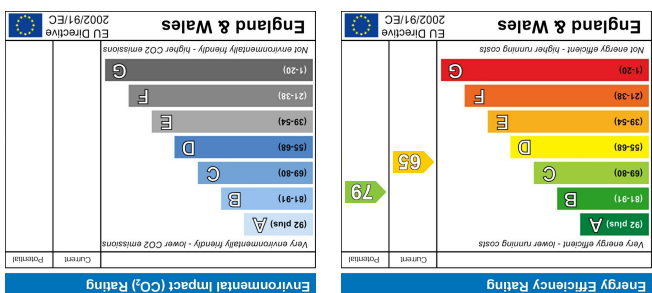
### Viewing

Please contact our Shefford Office on 01462 814087 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan

### Energy Efficiency Graph



Area Map



Shefford Road,  
Clifton | Beds  
£700,000



#### Entrance Hall

Entrance door, stairs leading to first floor, radiator.

#### Cloakroom

Suite comprising of low level w.c, wash hand basin, window to front, radiator.

#### Kitchen

12'7" x 9'5"

Well fitted kitchen with a range of base and eye level units with roll top work surfaces, stainless steel sink unit with mixer tap, integrated eye level double oven, integrated hob, integrated fridge/freezer, integrated dishwasher, tiled splash back, tiled floor, personal door to garage, inset spotlights, window to rear.

#### Dining Room

12'7" x 9'3"

Window to rear, radiator, sliding doors to lounge.

#### Lounge

20'11" x 11'11"

Window to front, three radiators, recessed fire place with inset freestanding gas fire, sliding doors to conservatory.

#### Conservatory

19'8" x 13'0"

Brick and uPVC construction, tiled floor, radiator, air con unit.

#### Utility Room

9'1" x 6'10"

Brick and uPVC construction, tiled floor, plumbing for washing machine, door to garden.



#### Landing

Access to all first floor rooms, window to front, airing cupboard housing hot water tank.

#### Bedroom One

13'2" x 10'6"

Window to rear, radiator, range of fitted bedroom furniture. Air-conditioning.

#### Bedroom Two

11'11" x 10'4"

Window to front, radiator, fitted wardrobes with over head cupboards.

#### Bedroom Three

11'10" x 9'0"

Window to rear, radiator, range of fitted bedroom furniture.

#### Bedroom Four

11'10" x 6'10"

Window to rear, radiator.

#### Bathroom

Suite comprising of panel enclosed bath with mixer tap, fully tiled shower cubicle, low level w.c, wash hand basin, fully tiled walls, two windows to side, radiator.

#### Front Garden

Hard standing leading to double garage and providing off road parking for several cars, rest laid to gravel, enclosed by mature trees and shrub's.

#### Double Garage

21'3" x 17'8"

Two up and over doors, power and light, personal door to rear garden.

#### Rear Garden

A large garden approximately 200ft in length with a large selection of mature trees and shrubs, garden pond, timber shed, rest laid mainly to lawn with paved patio area, gated access to front. There is a pre-fabricated garage at the end of the garden for storage of gardening equipment.

#### Agents Notes

Freehold

Council Tax Band F.

