

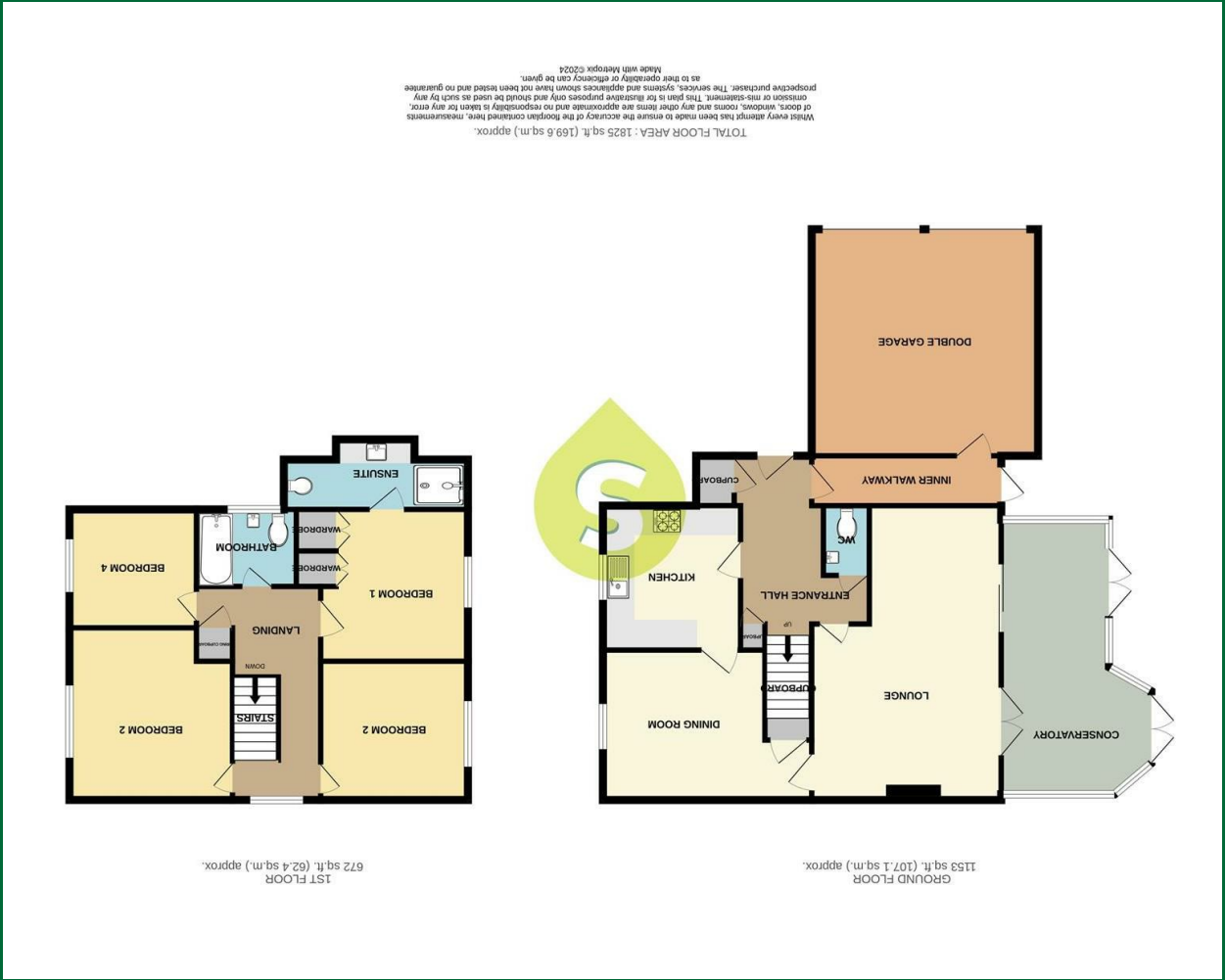


Birch Close,
Broom 1 Beds
£575,000

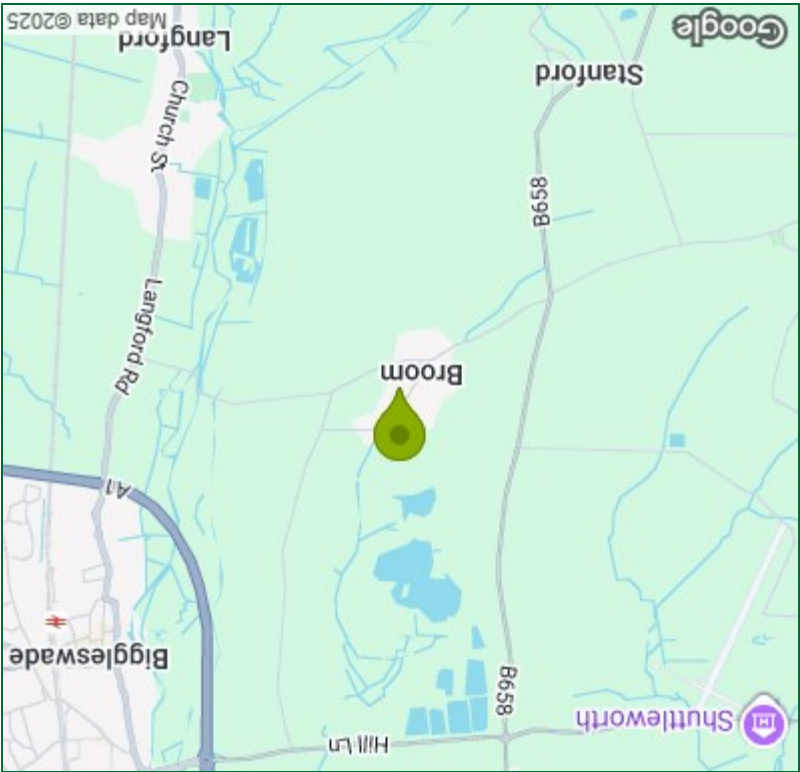
4 2 2 E



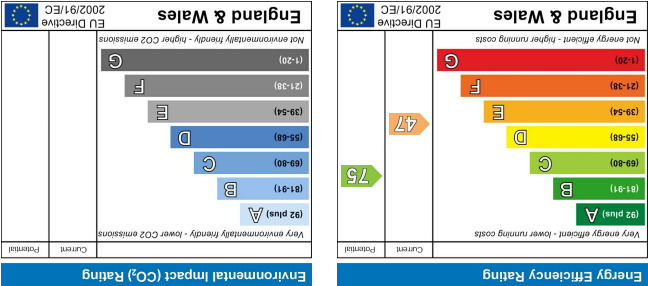
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Shefford Office on 01462 814087

If you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Entrance Hall
Entrance door, radiator, cupboard housing floor standing oil boiler, stairs leading to first floor, cloaks cupboard.

Cloakroom
White suite comprising of low level w.c, wash hand basin, fully tiled walls, window to front.

Kitchen
9'9" x 9'6"
Fitted kitchen with a range of base and eye level units with roll top work surfaces, inset acrylic sink unit with mixer tap, integrated gas hob and double oven, plumbing for dishwasher, part tiled walls, window to side.

Dining Room
15'4" x 10'0"
Window to side, radiator, parquet flooring, under stairs storage cupboard.

Lounge
21'4" x 13'10"
Spacious room with parquet flooring, open fire place with free standing log burner with tiled hearth, two radiators, sliding patio doors and French doors to conservatory.

Conservatory
20'2" x 10'11"
Brick and uPVC construction, tiled floor, two radiators, two sets of French doors to garden.

Internal walkway
Door from entrance hall to double garage and rear garden.



Landing
Airing cupboard housing hot water tank, window to rear.

Bedroom One
11'0" x 10'9"
Window to side, radiator, two fitted wardrobes, door to:-

En-suite
White suite comprising of fully tiled shower cubicle, low level w.c, wash hand basin, radiator, fully tiled walls, window to front.

Bedroom Two
11'7" x 9'3"
Window to side, radiator.

Bedroom Three
10'10" x 10'1"
Window to side, radiator.

Bedroom Four
9'3" x 8'9"
Window to side, radiator.



Bathroom
White suite comprising of panel enclosed Jacuzzi bath with mixer tap, pedestal wash hand basin, low level w.c, fully tiled walls, heated towel rail, window to front.

Double Garage
16'6" x 16'6"
Two up and over doors, power and light, personal door to inner walkway.

Front Garden
Paved path leading to front door, rest laid mainly to lawn, double opening doors to garden. Driveway providing off road parking for two cars.

Rear Garden
A good sized, fully enclosed garden mainly laid to lawn, flower bed borders and large paved patio area.

Agents Notes
Freehold.
Council Tax Band F.

