



262, High Street,
Clapham, Bedfordshire MK41 6AY

Taylor
Brightwell



A nicely presented and much improved two bedroom 1930's semi detached house set well back from the road and providing ample off road parking. The property is ideally positioned in the village to access the many facilities and amenities on offer and has good access to the mainline railway station. The property has many attractive and original features throughout plus plenty of bespoke fitted cupboards and wardrobes. There is an entrance hall leading to the sitting room which features a bay window, oak flooring and an open fireplace. The kitchen is comprehensively refitted in shaker style units and has double doors leading to the good sized conservatory overlooking the rear garden. Upstairs, the two well proportioned bedrooms have original fireplaces and built in wardrobes and the bathroom is refitted in a period style.

Externally, the front driveway provides off road parking for around four cars and the rear garden extends to 57 ft and is lawned with well maintained borders and a paved patio area. There is a storage shed and a very useful log cabin style outbuilding with power and light which would make an excellent home office, workshop or hobbies room.

An ideal first home or downsize, viewing is highly recommended.

- * **1930's Semi Detached**
- * **2 Good Sized Bedrooms**
- * **Refitted Kitchen/Dining Room**
- * **Separate Sitting Room**
- * **Original Features**
- * **Gas Radiator Heating**
- * **Double Glazing**
- * **57 Ft Rear Garden**
- * **Large Versatile Outbuilding**
- * **Off Road Parking**



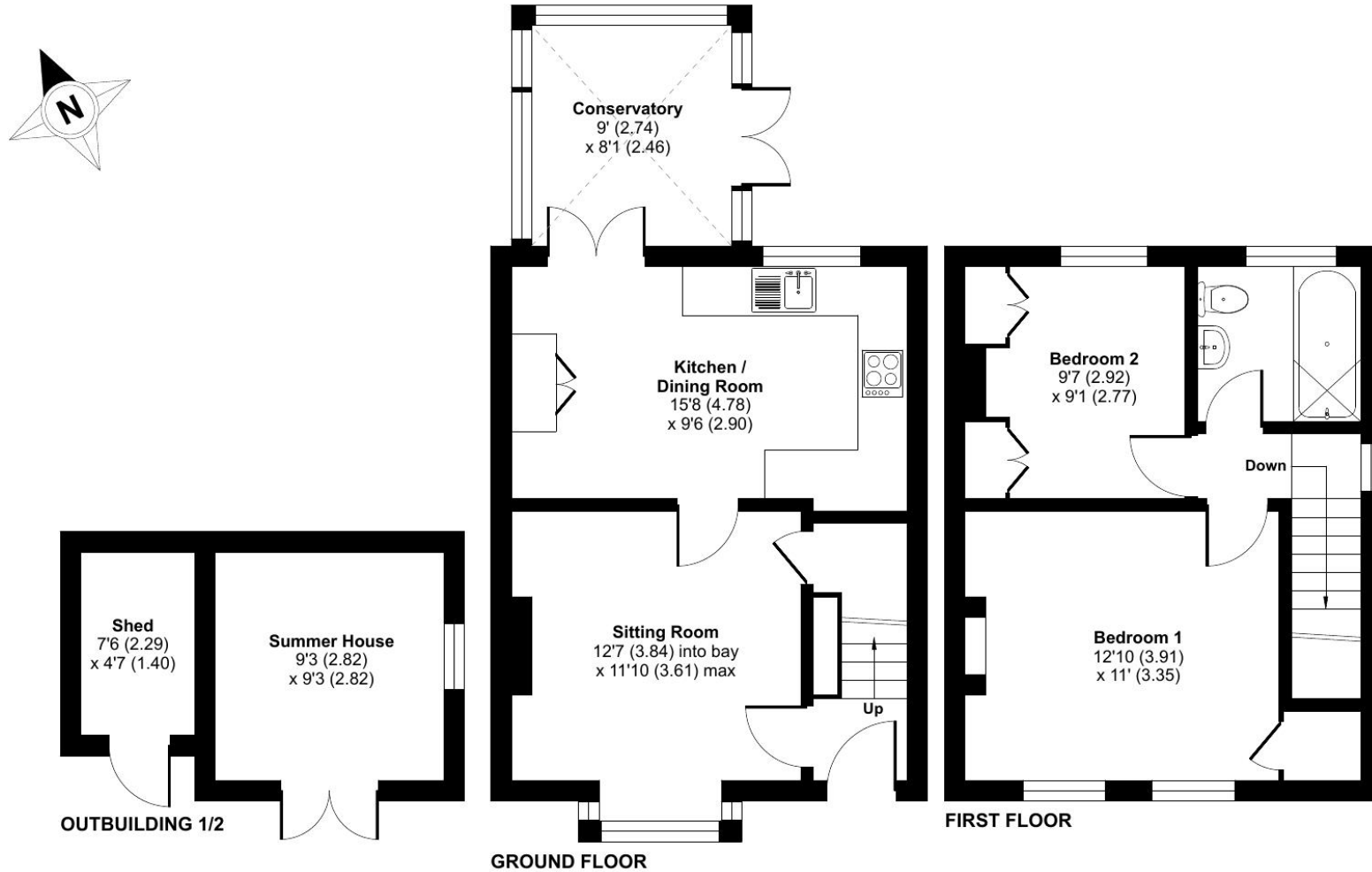
FREEHOLD

"Hassett House", Hassett Street, Bedford MK40 1HA

www.taylorbrightwell.co.uk property@taylorbrightwell.co.uk

01234 326444

Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation and we would ask for co-operation in order that there is no delay in agreeing a sale. Agents Notes: The agent has not tested any apparatus, equipment, fixtures & fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. All photographs shown are for illustration purposes only and may depict items that are not for sale or included in the sale of the property. Please note that we have not checked the situation with regards to planning consents, building regulation consents and any other relevant consents relating to this property and therefore, any interested purchaser should carry out their own enquiries with the appropriate authorities. All measurements are approximate and for guidance only. The particulars do not form part of any contract and all properties are offered subject to contract. Neither Taylor Brightwell nor any of its employees or agents has any authority to make or give any representation or warranty whatsoever in relation to this property.



Approximate Area = 768 sq ft / 71.3 sq m

Outbuilding = 122 sq ft / 11.3 sq m

Total = 890 sq ft / 82.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Taylor Brightwell. REF: 1138141