



22 Cliffords Way, Bourne End

£650,000



Robertsons

22 Cliffords Way

Bourne End

A beautifully presented, extended semi detached family home quietly situated towards the end of a cul-de-sac in this popular riverside village. Entrance hall, Sitting room, Kitchen/Dining room/Living room, Cloakroom, Three bedrooms, Family bathroom with shower, Gas central heating, Off street parking, 58' rear garden. Viewing recommended.

Council Tax band: E

Tenure: Freehold

Entrance hall

Stairs to first floor with under stairs storage cupboard, wall thermostat, part wooden panelled walls, window to side

Sitting room

Radiator, fitted shelving and cupboards, window to front

Kitchen/Dining/Living room

Fitted with a range of eye and base level units incorporating twin bowl sink stainless steel unit with mixer tap, space for range oven with extractor over, space for American style fridge/freezer, built in Hotpoint washer/dryer, island with cupboards under and seating for four people, space for table, three radiators, down lighters, ceiling lantern, part tiled walls, windows to side and rear, bi folding doors to garden

Cloakroom

Low level W.C., wash hand basin, part tiled walls





First floor

Landing

Access to loft space, two windows to side, wall light point, part wooden panelled walls

Bedroom 1

With a range of fitted wardrobes, fitted desk, part wooden panelled walls, radiator, built in wardrobe, window to front

Bedroom 2

Built in wardrobe, radiator, airing cupboard with shelved storage with radiator, window to rear

Bedroom 3

Radiator, window to front

Bathroom

White suite comprising panelled bath with mixer tap, low level W.C., wash hand basin with mixer tap, shower cubicle housing rainfall shower unit, heated towel rail, tiled flooring, tiled walls, part wooden panelled walls, windows to rear and side

Front garden/Parking

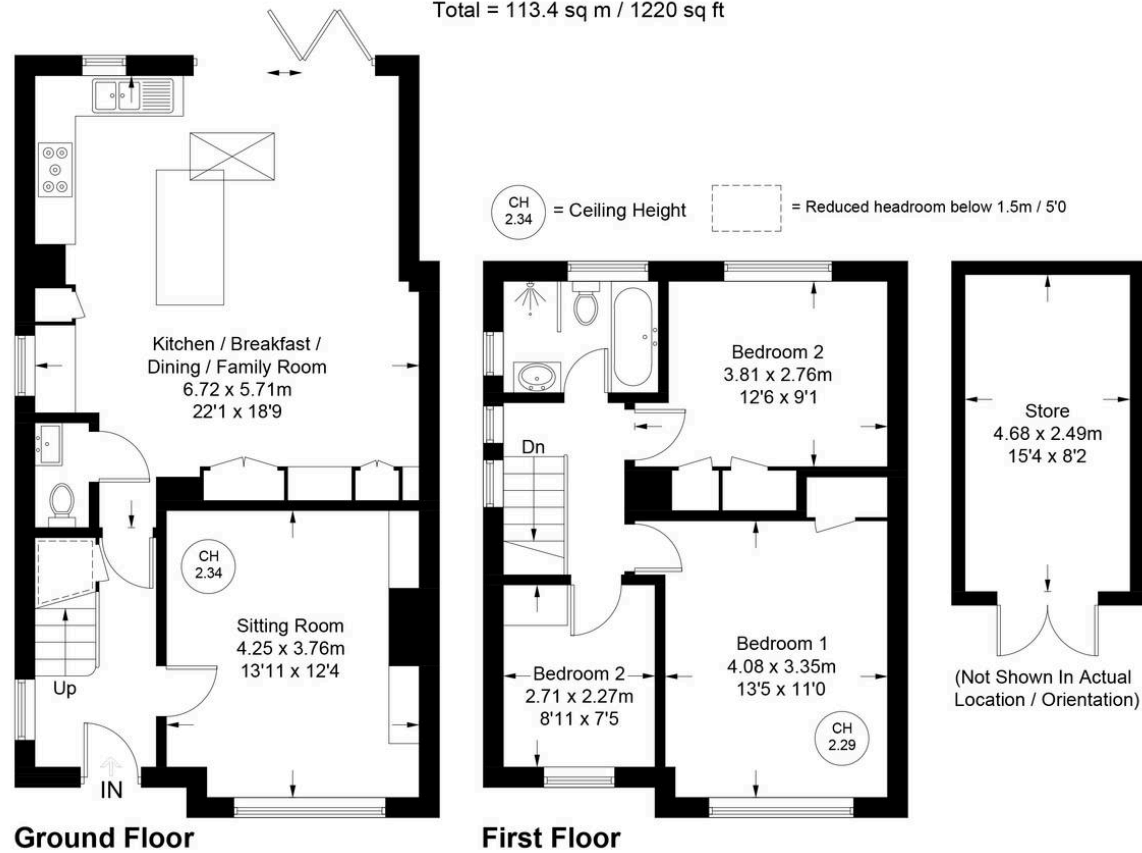
A driveway provides parking for two cars

Rear garden

A paved patio leads to the remainder of garden which is artificial grass with raised flower and shrub borders. There is a raised patio/seating area towards the rear of the garden with an area of decking. An ideal space for BBQ's! There is a large timber shed. The garden is enclosed by panelled fencing and extends to 58'.



Approximate Gross Internal Area
 Ground Floor = 59.5 sq m / 640 sq ft
 First Floor = 42.4 sq m / 456 sq ft
 Store = 11.5 sq m / 124 sq ft
 Total = 113.4 sq m / 1220 sq ft



Floor Plan produced for Robertsons by Media Arcade Ltd ©.
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