



# Hancock's Estates

*With you every step of the way*



**21a Luton Road, Barton-Le-Clay, MK45 4LQ**  
**£350,000 Freehold**





# 21a Luton Road Barton-Le-Clay, MK45 4LQ

- Mature Extended Semi-Detached Home
- Two Double Bedrooms
- Sizeable Conservatory / Garden Room
- Rear Garden In Excess of 100ft
- Driveway for Three Vehicles
- Useful / Versatile Side Lobby
- Walking Distance to Various Amenities
- Harlington Train Station within 4 mile Drive
- Approximate 8.2 Mile Drive to Luton Airport
- No Forward Chain

## OPEN HOUSE APPOINTMENT SLOTS NOW FULL - PLEASE EMAIL TO REGISTER INTEREST ##

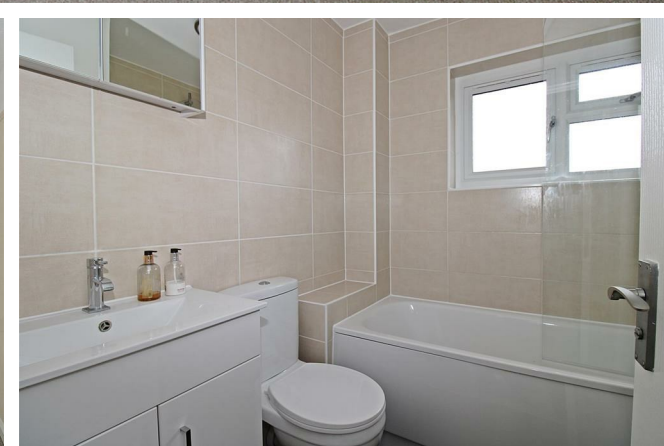
A superb, extended semi-detached home in the sought after village of Barton-Le-Clay. Offered with no forward chain, the property is within walking distance of village amenities and benefits from a sizeable drive and a rear garden extending over 100ft.



<b>Entrance Hall</b>	
<b>Living Room</b>	19'5" x 10'11" max (5.92m x 3.33m max)
<b>Conservatory / Garden Room</b>	15'10" x 11' (4.83m x 3.35m)
<b>Kitchen</b>	12'1" x 7'5" (3.68m x 2.27m)
<b>Side Lobby</b>	19'8" x 6'1" (5.99m x 1.85m)
<b>Landing</b>	
<b>Bedroom 1</b>	14'1" x 8'10" (4.29m x 2.69m)
<b>Bedroom 2</b>	10'9" x 10'3" (3.28m x 3.12m)
<b>Bathroom</b>	6'1" x 6'2" (1.86m x 1.87m)
<b>Frontage</b>	38' x 26' (11.58m x 7.92m)
Block paved drive providing parking for three vehicles	
<b>Brick Store</b>	8'3" x 6'4" (2.51m x 1.93m)
<b>Garden</b>	100ft + (30.48mft +)



**£350,000 Freehold**



## Agents Notes

Council Tax Band: C (£2,205.22 - 2026-2027)

NB. The vendor has transparently informed that the stove in the living room, whilst used for many years prior, is now not operational.

## About The Area

The popular village amenities include Doctors surgery, pharmacy, various take aways, Public Houses, Football and Bowling club, Scout and Guides, village hall and recreation ground, convenience store and much more. Nearest train station is within 4 miles at Harlington with excellent surrounding transport links.

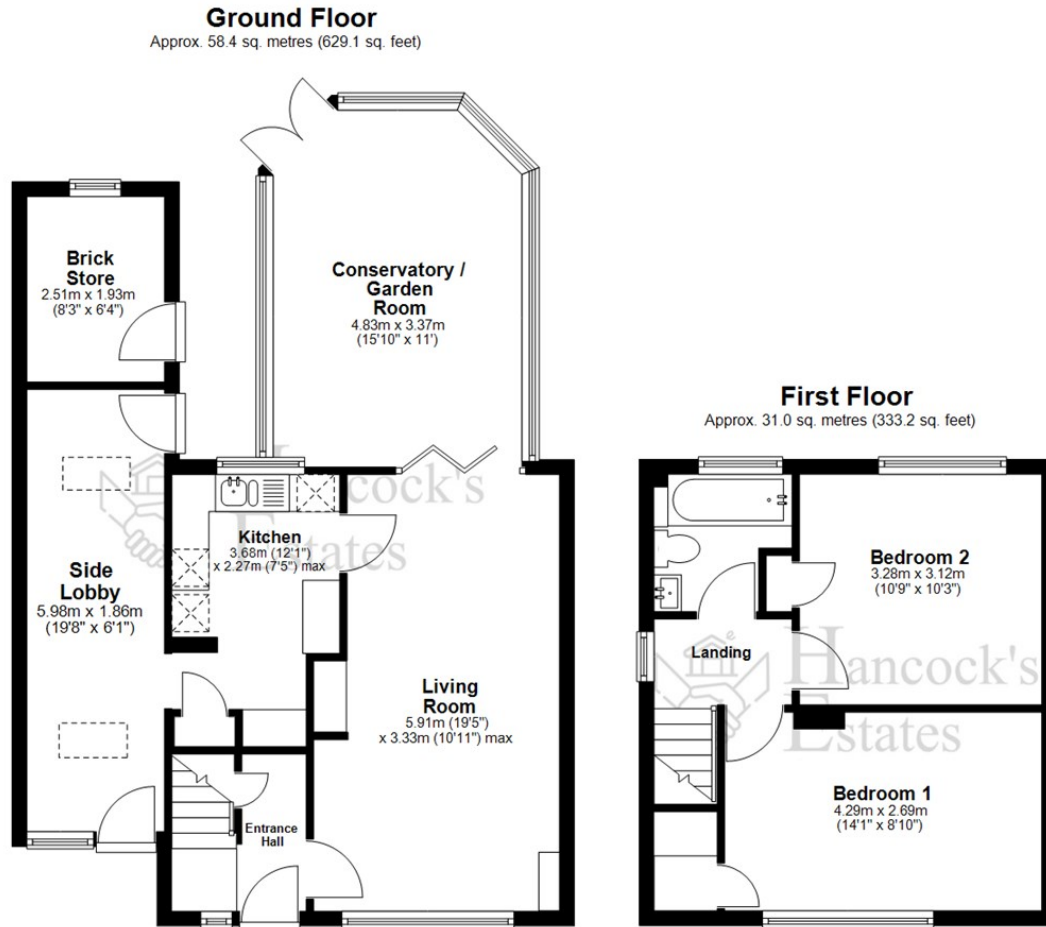
## Precise Location: what3words

rewarded.insulated.phones

## Carefully Selected Services

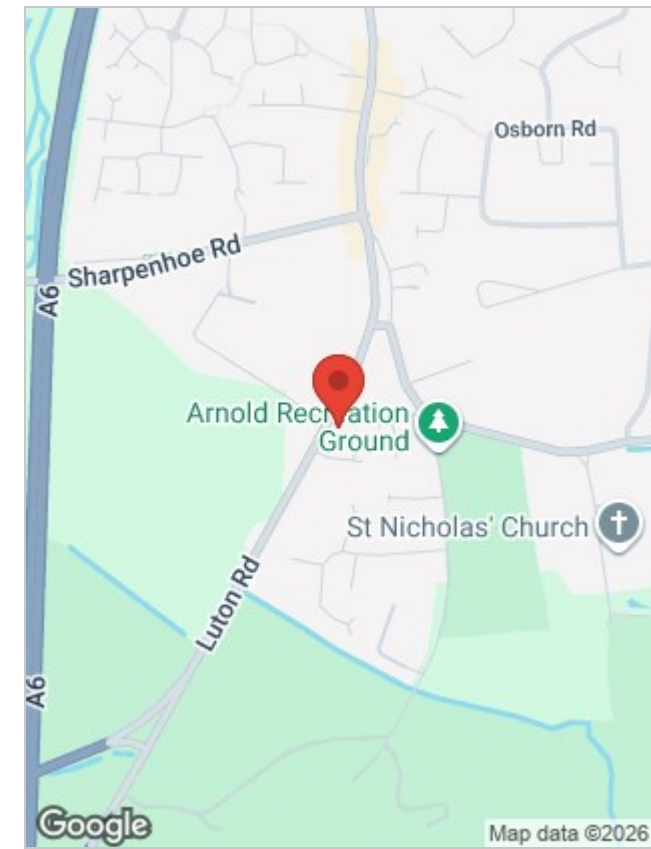
We may refer you to recommended providers of ancillary services such as Financial Services, Conveyancing and Surveyors. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending these services. You are not under any obligation to use the services of the recommended providers.





Total area: approx. 89.4 sq. metres (962.3 sq. feet)

For illustrative purposes only - Not to scale. The position of doors, windows, appliances and other features are approximate only. Whilst every effort is made to be precise, the total area is approximate and for guidance only. Plan produced using PlanUp.



For GPS direction please follow **MK45 4LQ**

## Viewing

Please contact our Hancock's Estates Office on 01767 348 288 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	