



## 45 Claridge Crescent, Eagle Farm South

£525,000 Freehold

Four-bedroom detached home • Highly sought-after Glebe Farm, Wavendon location • Excellent transport links with easy access to the M1 • Walking distance to local amenities • Within catchment for outstanding local schools • EV charging point • Garage and driveway parking • Master bedroom with fitted wardrobes and en suite • Downstairs cloakroom and utility cupboard



Beautiful four-bed detached home in Glebae Farm. Spacious lounge, open-plan kitchen, en suite, garage, EV charging, great schools nearby, and easy M1 access. Excellent condition throughout.

Council Tax band: E

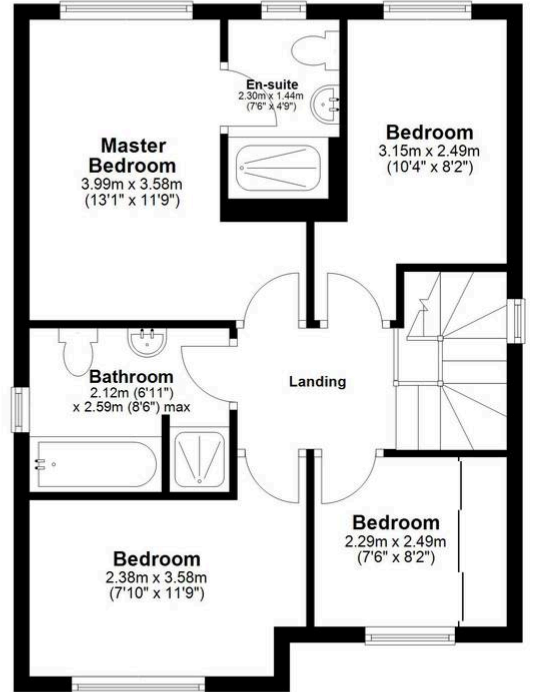
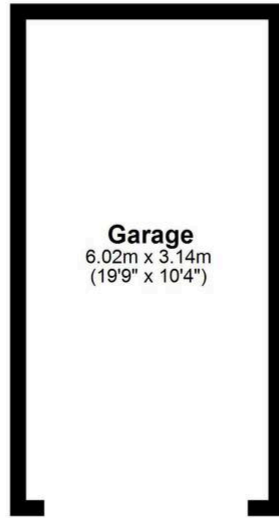
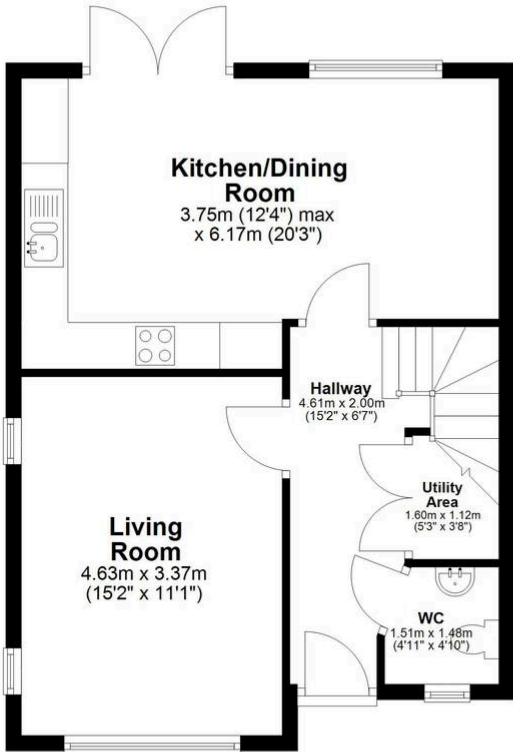
Tenure: Freehold



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Total area: approx. 120.9 sq. metres (1301.1 sq. feet)



**Ground Floor**  
Approx. 69.4 sq. metres (746.7 sq. feet)

**First Floor**  
Approx. 51.5 sq. metres (554.4 sq. feet)

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let. CretiveImage.uk

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