



Kennedy & Co.

28 The Glebe, Clapham

MK41 6GA

EPC: C

£550,000

- Substantial Five Double Bedroom Detached Home With **No Upward Chain**
- Entrance Hall With Cloakroom
- Generous 19ft Sitting Room
- Separate Dining Room
- Kitchen/Breakfast Room With Separate Utility Room
- Master Bedroom With Re-Fitted En-Suite
- Family Bathroom & Re-Fitted Shower Room
- Large Driveway Providing Ample Off Road Parking For Several Cars



A truly excellent opportunity to purchase this very spacious, versatile and substantial five bedroom detached family home, boasting no upward chain and very generous accommodation over three floors, whilst occupying a larger than average corner plot in an enviable position overlooking open green space to the front, benefitting from ample off road parking for several vehicles and a detached double garage.

The property briefly boasts a generous entrance hallway with fitted cloakroom, spacious 19ft sitting room, separate dining room, modern fitted kitchen with separate matching utility room, and study.

The first floor benefits from a larger than average master bedroom with built in wardrobes and re-fitted en-suite shower room, family bathroom and two further bedrooms.

The second floor offers two generous 16ft double bedrooms and a re-fitted modern shower room between them both.

Other benefits include no upward chain, uPVC double glazing throughout, and gas to radiator central heating with replaced boiler.

Externally this superb home benefits from a larger than average corner plot with very generous driveway providing ample off road parking for up to 10 vehicles, including secure gated off road parking or vehicle storage, fully enclosed rear garden, and detached 18ft x 18ft double garage with power and light connected.

Offered with no upward chain, early viewings are strongly encouraged.

PARTICULARS

Composite obscure double glazed entrance door to:

ENTRANCE HALL

Single panel radiator, stairs rising to first floor, built in storage cupboard, tiled flooring, coving to ceiling, communicating doors to:

CLOAKROOM

Fitted two piece suite comprising low level W.C and wash hand basin with mixer tap over set into cupboard unit, vinyl flooring, extractor fan.

STUDY

10' 5" x 8' (3.18m x 2.44m) uPVC double glazed bay window to front elevation with shutter blinds, single panel radiator, tiled flooring, coving to ceiling.

DINING ROOM

10' 5" x 10' 2" (3.18m x 3.1m) uPVC double glazed bay window to front elevation with shutter blinds, single panel radiator, tiled flooring, coving to ceiling.

SITTING ROOM

19' 7" x 10' 2" (5.97m x 3.1m) uPVC double glazed windows to rear elevation plus uPVC double glazed French doors to rear elevation, double panel radiator, feature fireplace with stone hearth and surround, tiled flooring, coving to ceiling.

KITCHEN/BREAKFAST ROOM

13' 4" x 9' 9" (4.06m x 2.97m) Two uPVC double glazed windows to rear elevation, single panel radiator, fitted kitchen comprising one and a half bowl composite sink/drainers unit with mixer tap over, fitted work surfaces, range of base units incorporating built in fridge with matching door, 1000mm cooker range, space and plumbing for dishwasher, tiled to all splash areas, further range of wall mounted units incorporating fitted extractor hood, tiled flooring, archway to:

UTILITY ROOM

5' 8" x 5' 3" (1.73m x 1.6m) Composite double glazed door to side elevation, fitted utility room comprising one bowl stainless steel sink/drainers unit, fitted work surfaces, space and plumbing for washing machine, space for freezer, tiled to all splash areas, wall mounted gas boiler, tiled flooring.

FIRST FLOOR

LANDING

Stairs rising to second floor, built in airing cupboard housing hot water cylinder, coving to ceiling, communicating doors to:

MASTER BEDROOM

13' 9" x 10' 5" (4.19m x 3.18m) Two uPVC double glazed windows to front elevation, double panel radiator, built in triple wardrobe and built in double wardrobe, door to:

ENSUITE

uPVC obscure double glazed window to front elevation, chrome wall mounted heated towel rail, re-fitted three piece suite comprising low level W.C, wash hand basin with mixer tap over set into cupboard unit, fully tiled double shower cubicle with fitted shower over, tiled to all splash areas, sunken spotlighting, extractor fan, tiled flooring.

BEDROOM TWO

11' 3" x 10' 6" (3.43m x 3.2m) uPVC double glazed window to rear elevation, single panel radiator, storage/wardrobe recess.

BEDROOM FIVE

8' 10" x 8' 4" (2.69m x 2.54m) uPVC double glazed window to rear elevation, single panel radiator, storage/wardrobe recess.

BATHROOM

uPVC obscure double glazed window to side elevation, wall mounted heated towel rail, fitted three piece suite comprising low level W.C, wash hand basin, panelled bath with mixer tap over, tiled to all elevations, extractor fan, tiled flooring.

SECOND FLOOR

LANDING

Double glazed Velux window, access to loft space, communicating doors to:

BEDROOM THREE

16' 2" x 10' 7" (4.93m x 3.23m) uPVC double glazed window to front elevation, double panel radiator.

BEDROOM FOUR

16' 2" x 8' 5" (4.93m x 2.57m) uPVC double glazed window to front elevation, double panel radiator., outside tap, personnel door to:





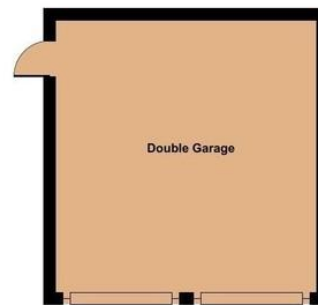
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



GARAGE

SHOWER ROOM

Double glazed Velux window, chrome wall mounted heated towel rail, re-fitted three piece suite comprising low level W.C, wash hand basin with mixer tap over set into cupboard unit, fully tiled shower cubicle with fitted shower over, tiled to all splash areas, sunken spotlighting, extractor fan, vinyl tiled effect flooring.

EXTERNALLY

FRONT

Two areas laid to shingle with paved pathway to entrance door, fantastic very generous driveway providing ample off road parking for several vehicles, leading to gated secure off road parking or vehicles storage for further four vehicles or caravan/motorhome etc, gated access to:

REAR GARDEN

Fully enclosed rear garden, initial paved patio area, mainly laid to lawn with shingled borders, outside tap, personnel door to:

DOUBLE GARAGE

18' 6" x 18' (5.64m x 5.49m) Detached double garage, two up and over doors, power and light connected, storage in roof eaves.

COUNCIL TAX BAND Tax band G

TENURE Freehold

LOCAL AUTHORITY Bedford Borough Council

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Sandy
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.