



**Connells**

Church View  
Clapham Bedford



## Property Description

A modern five double bedroom detached property situated in a cul-de-sac location of just ten detached homes built approximately 1997 by Bellview Homes. There is approximately 2900 sq. ft. of accommodation which, on the ground floor, includes an entrance hall which has oak parquet flooring and a cloakroom. There are five separate reception rooms, a refitted kitchen/breakfast room and a separate utility room with access to the rear garden. The galleried first floor landing has a built-in airing cupboard and access to the roof space. There are five bedrooms, four with built-in storage. The principal bedroom has an en suite shower room, two other bedrooms share a refitted Jack and Jill bathroom, and the other bedrooms share a family bathroom.

Externally there is a mature wrap around garden mainly laid to lawn with access to the double garage. To the front there is a carriage driveway providing parking for multiple vehicles.

This house is beautifully presented throughout and is located in a prime location in the village of Clapham. An early viewing is highly advised.

Ground Floor

Entrance Hall

Cloakroom

Sitting Room

Family Room

Study

Snug

Dining Room

Kitchen/Breakfast Room

Utility Room

First Floor

Bedroom One

Ensuite

Bedroom Two

Jack & Jill Ensuite

Bedroom Three

Bedroom Four

Bedroom Five

Family Bathroom

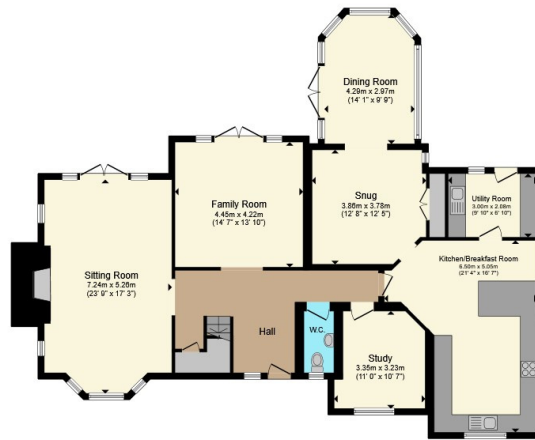
Garage

Storage Off Garage

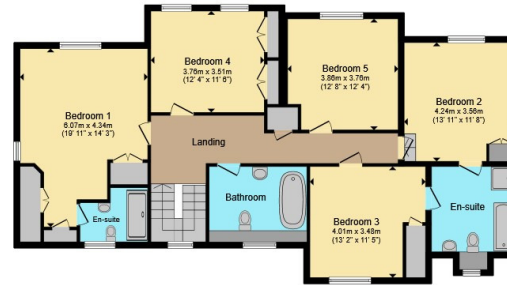




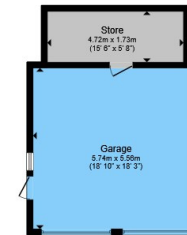




**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 316.9 m<sup>2</sup> (3,412 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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EPC Rating: C Council Tax  
 Band: G

Tenure: Freehold

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