



20 Washbrook Close, Barton-Le-Clay, Bedfordshire, MK45 4LF
£635,000



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** Exclusive to PR Property ** Set on a superb plot within Barton-le-Clay's sought-after Washbrook Close, this spacious four-bedroom home offers generous accommodation throughout. The property features a bright living room, a separate dining room perfect for family gatherings, and a main bedroom complete with en-suite. Outside, a huge driveway leads to a double garage, while the large rear garden provides plenty of room for outdoor living, entertaining, or simply relaxing in private surroundings. The property is sitting on a very large plot in great part of the village. With the village's amenities close by and countryside walks moments away, this home beautifully blends comfort, space and convenience

ENTRANCE HALL

OUTSIDE

LIVING ROOM 14'1" X 17'7"
(4.30M X 5.36M)

GARAGE 15'11 * 15 (4.85M *
4.57M)

DINING ROOM 15'0" X 14'1"
(4.58M X 4.28M)

LARGE REAR GARDEN & PATIO
SEATING AREA

KITCHEN 14'1" X 8'0" (4.30M X
2.45M)

LARGE DRIVE TO FRONT

FIRST FLOOR

LANDING

BEDROOM 1 10'0" X 13'7"
(3.05M X 4.15M)

EN-SUITE

BEDROOM 2 10'0" X 12'0"
(3.05M X 3.67M)

BEDROOM 3 10'0" X 11'0"
(3.06M X 3.35M)

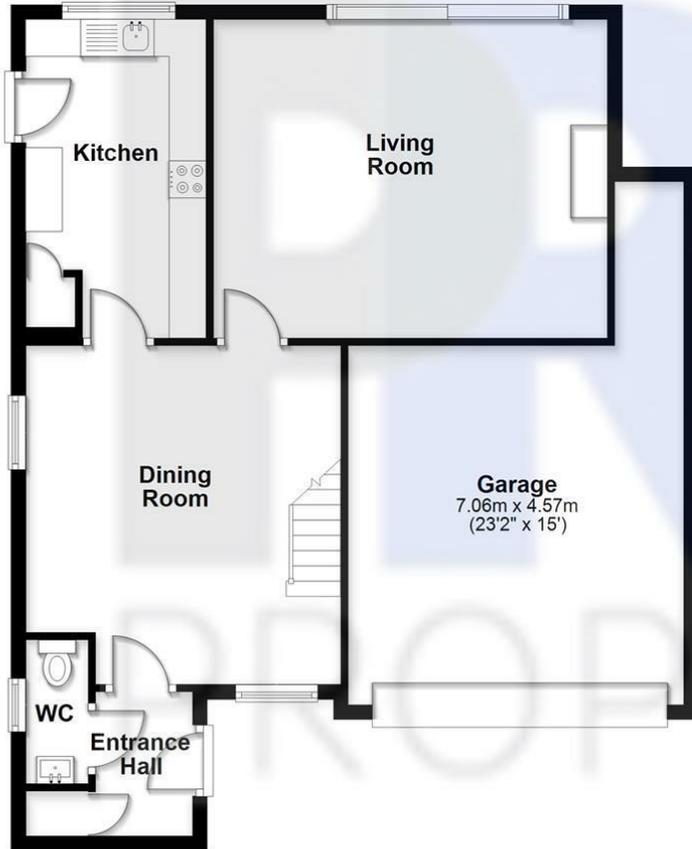
BEDROOM 4 7'0" X 9'1" (2.13M
X 2.77M)

BATHROOM



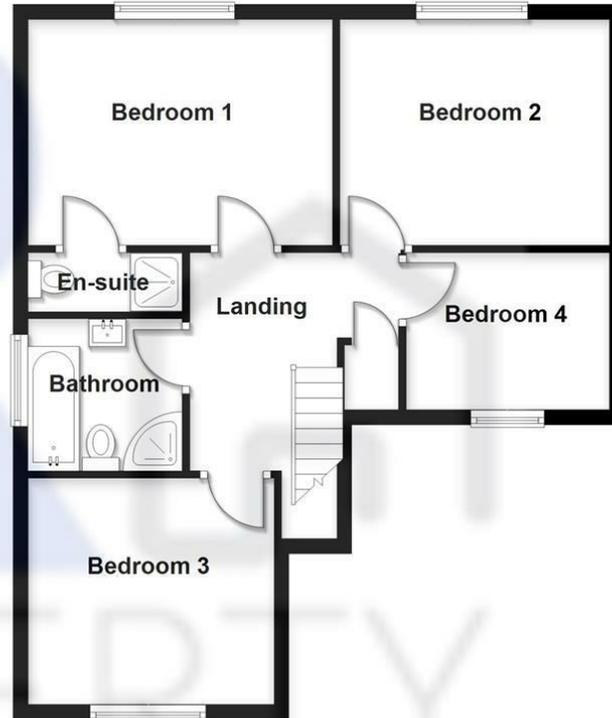
Ground Floor

Approx. 83.8 sq. metres (902.1 sq. feet)



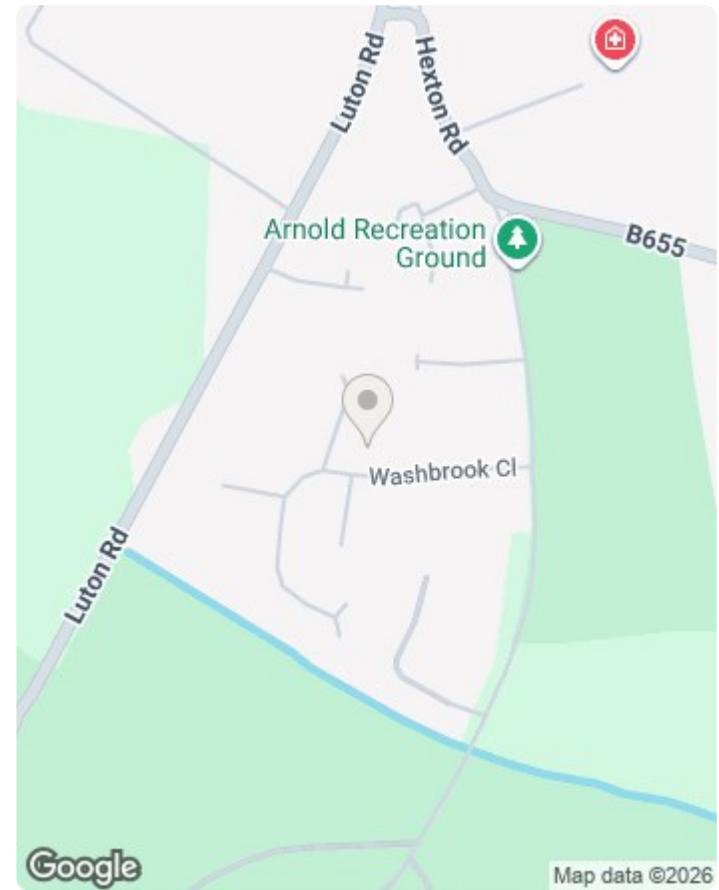
First Floor

Approx. 56.5 sq. metres (608.7 sq. feet)



Total area: approx. 140.4 sq. metres (1510.8 sq. feet)

20 Washbrook Close



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		71	81
EU Directive 2002/91/EC			

