



# MANTONS

ESTATE AGENTS

2 Bedroom Terraced for Sale - £265,000

Simpkins Drive, Barton Le Clay, Bedfordshire, MK45 4RX



## KEY FEATURES:

- IMPRESSIVE TWO BEDROOM TERRACE HOME
- POPULAR VILLAGE OF BARTON LE CLAY
- DECORATED TO A CONTEMPORARY THEME
- PRIVATE WEST FACING REAR GARDEN
- GAS CENTRAL HEATING & DOUBLE GLAZED
- PARKING FOR TWO VEHICLES
- FITTED KITCHEN/DINER & BATHROOM
- 15FT LIVING ROOM

## Description

MANTONS ESTATE AGENTS are pleased to offer for sale this very impressive two bedroom terrace home positioned on the popular 'Grange Farm' development in Barton Le Clay.

Decorated to a contemporary theme throughout with a 'bright & airy' feel.

In brief the property comprises; 15ft living room, fitted kitchen/diner with 'French' doors leading to the rear garden. On the first floor is a bathroom suite & two well proportioned bedrooms.

Further benefits include; Allocated driveway providing parking for two vehicles, well tended West facing rear garden with paved patio, gas central heating & double glazed throughout.

Contact Mantons Estate Agents to arrange an internal viewing to fully appreciate the condition and attributes this property has to offer.

Simpkins Drive is located in the heart of the highly sought after 'Grange Farm' development in the village of Barton-Le-Clay. This particular property is nestled in a cul de sac location. Positioned within walking distance to a vast array of amenities including; Local shops, doctors, post office & public houses. Scenic walks over Barton springs & local bus service are all on the door step. Easy access to Harlington Thames Link station and M1 motorway. Ramsey Lower, Arnold Middle & Harlington Upper are the school catchments.

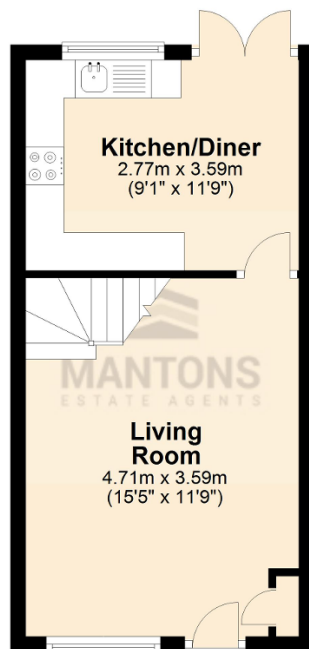
## Additional Information

EPC Rating - D. Council Tax Band - C. 585 sqft (Approx).



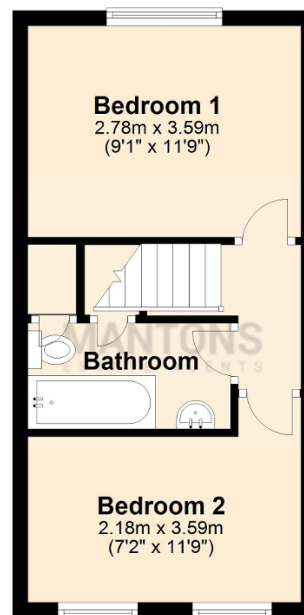
### Ground Floor

Approx. 27.2 sq. metres (292.8 sq. feet)



### First Floor

Approx. 27.2 sq. metres (292.8 sq. feet)



Total area: approx. 54.4 sq. metres (585.7 sq. feet)