



# MANTONS

ESTATE AGENTS

**4 Bedroom End Terraced for Sale - £375,000**

Washbrook Close, Barton Le Clay, Bedfordshire, MK45 4LF



## KEY FEATURES:

- VERY IMPRESSIVE FOUR BEDROOM FAMILY HOME • EXTENDED TO THE REAR • ANNEXE USE TO THE REAR OF GROUND FLOOR • GARAGE WITH DRIVEWAY • FITTED KITCHEN & BATHROOM • GROUND FLOOR BEDROOM & SHOWER ROOM • TIMBER OUTBUILDING TO REAR OF GARDEN • WALKING DISTANCE TO OPEN COUNTRYSIDE

## Description

MANTONS ESTATE AGENTS are pleased to offer for sale this very impressive four bedroom extended family home, located within the highly sought after village of Barton Le Clay. The property has been extended to the rear providing an additional bedroom, utility & shower room, ideal for separate living within the same household.

An internal viewing is a must to fully appreciate the condition, size & lay-out of this very impressive home. Positioned to the rear of the garden sits a timber outbuilding, perfect working from home environment.

In brief the property comprises; Entrance hall with stairs rising to the first floor, 13ft living room with bi-fold doors leading through to the dining room also with sliding patio doors opening to the rear garden. Fitted kitchen with ample units & utility room. The extension to the rear of the property provides an additional shower room & double bedroom with fitted wardrobes & French doors leading to the rear garden. On the first floor are three well proportioned bedrooms, landing with ladder access to a boarded loft (housing boiler) & a fitted bathroom suite.

Further benefits include; Double glazed windows & doors, gas central heating, secluded rear garden with timber decking area & side access, garage & ample off road parking, cavity & loft insulation, solar panels for hot water (service required).

An internal viewing is a must to fully appreciate the attributes this property has to offer. Contact Mantons Estate Agents for further information.

Washbrook Close is positioned in the heart of the popular village of Barton-Le-Clay, 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. 1164 sqft (Approx).

