



# MANTONS

ESTATE AGENTS

2 Bedroom Semi-Detached for Sale - £340,000

Manor Road, Barton Le Clay, Bedfordshire, MK45 4NR



## KEY FEATURES:

- BEAUTIFUL PERIOD SEMI DETACHED COTTAGE • TWO GENEROUS SIZE BEDROOMS • NO UPPER CHAIN COMPLICATIONS • OOZING CHARACTER & CHARM • LARGER THAN AVERAGE GARAGE & DRIVEWAY • WALKING DISTANCE TO AN ARRAY OF SHOPS • GAS CENTRAL HEATING VIA A COMBI BOILER • FITTED KITCHEN & BATHROOM

## Description

MANTONS ESTATE AGENTS proudly present this captivating two-bedroom cottage nestled in the sought-after village of Barton Le Clay, boasting a seamless sale process with no upper chain complications.

Dating back to the late 1800s, this home emanates historical charm & character, complemented by the convenience of a side driveway leading to a larger than average size garage & a first-floor bathroom. Adorned with a contemporary decor scheme that exudes a "light and airy" ambience, an internal viewing is essential to fully grasp the exceptional features this property offers.

In summary, the property features a cozy living room accentuated by a feature fireplace, a charming dining area with stairs ascending to the first floor, and a well-appointed kitchen boasting ample units & integrated appliances including a dishwasher & fridge/freezer. Upstairs, two generously-sized bedrooms await along with a spacious bathroom suite, complete with a storage cupboard housing the combination boiler.

Additional perks include gas central heating, a partially boarded loft accessible via a ladder, and a secluded rear garden featuring a paved patio area & convenient access to the garage.

With so much to offer, viewing appointments are strongly encouraged. Reach out to Mantons Estate Agents today to arrange a visit.

Nestled in the heart of the desirable village of Barton-Le-Clay, Manor Road boasts an enviable location within this sought-after area. Residents benefit from convenient access to an array of amenities just a stroll away, including a Coop, local shops, doctors surgery, pharmacy, restaurants, and charming pubs. Nature enthusiasts will delight in scenic walks over Barton springs, while commuters will appreciate the proximity to a local bus service, Harlington ThamesLink station, and the M1 motorway. Families will find comfort in knowing that Ramsey Lower, Arnold Middle, and Harlington Upper serve as the school catchments, providing excellent educational opportunities.

## Additional Information

EPC Rating D. Council Tax Band C. 710 sqft (Approx).

