



# MANTONS

ESTATE AGENTS

## 2 Bedroom Bungalow for Sale - £599,950

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



### KEY FEATURES:

- WELL APPOINTED DETACHED BUNGALOW • RARELY AVAILABLE IN THIS LOCATION • AMPLE POTENTIAL TO EXTEND FURTHER (STP) • GENEROUS FRONTAGE & PRIVATE REAR GARDEN • TWO WELL PROPORTIONED BEDROOMS • EN SUITE & FAMILY BATHROOM • GAS CENTRAL HEATING VIA COMBI BOILER • WALKING DISTANCE TO AN ARRAY OF SHOPS

## Description

MANTONS ESTATE AGENTS are pleased to present this exceptional opportunity to own a substantial detached bungalow set on a generous plot, with ample potential for extension (stpp). With extensions made over the years, the current footprint boasts over 1450 sqft of space. The true potential lies in the loft, where additional bedrooms could be created (stpp).

The property features a spacious frontage & a secluded rear garden, providing complete privacy. Inside, the layout is well-proportioned, highlighted by a remarkable 31ft living room & a fitted kitchen/diner at the rear. An internal viewing is highly recommended to fully appreciate.

In summary, the property comprises an entrance hall, two bedrooms, master bedroom with an en suite shower room & fitted wardrobes, family bathroom, living room with a feature fireplace & patio doors leading to the rear garden, dining room, and a spacious kitchen/diner.

Additional benefits include double glazed windows, well tended gardens, gas central heating serviced by a replacement combination boiler, and a driveway. Contact Mantons Estate Agents today to arrange a viewing or for further information.

Welcome to Manor Road, nestled in the heart of the sought-after village of Barton-Le-Clay. This exceptional property graces a generous plot, presenting an exciting opportunity for expansion (stp). Immerse yourself in the charm of this locale, where convenience meets comfort.

Discover the ease of daily living with a plethora of amenities within walking distance. From the essentials like the Coop and doctors to the restaurants, public houses, chemist, butchers & schools, everything you need is at your fingertips. For those who appreciate the outdoors, scenic walks over Barton springs await, providing a tranquil escape right at your doorstep. The availability of a local bus service adds to the accessibility of this popular village.

Commute effortlessly with easy access to the Harlington ThamesLink train station, A6 & M1 motorway, junction 12. Families will appreciate the proximity to esteemed schools, with Ramsey Lower, Arnold Middle, and Harlington Upper serving as the catchments. In Manor Road, you'll find not just a property, but a lifestyle that combines the best of village life with modern conveniences. Embrace the potential for growth, relish in the nearby amenities, and make this your next home.

## Additional Information

EPC Rating D. Council Tax Band F. 1463 sqft (Approx).

