



# MANTONS

ESTATE AGENTS

2 Bedroom Semi-Detached for Sale - £315,000  
Cromwell Road, Barton Le Clay, Bedfordshire, MK45 4PU



## KEY FEATURES:

- WELL APPOINTED SEMI DETACHED HOME
- TWO GENEROUS SIZE BEDROOMS
- SOUTH/WEST FACING REAR GARDEN
- AMPLE POTENTIAL TO EXTEND (STP)
- FIRST FLOOR BATHROOM & GROUND FLOOR WC
- 13FT LIVING ROOM & CONSERVATORY
- MODERN KITCHEN
- WALKING DISTANCE TO OPEN COUNTRYSIDE

## Description

MANTONS ESTATE AGENTS are pleased to bring to market this well appointed two bedroom semi detached home located in the popular village of Barton Le Clay.

The bathroom has been cleverly moved to the first floor with access from the landing whilst the ground floor bathroom has been converted into a cloakroom.

Occupying a generous size plot with ample potential to extend to the front, side or rear (stp). Secluded South/West facing rear garden, conservatory & smooth ceilings are just a few of the attributes this impressive home has to offer.

In brief the property comprises; Entrance hall with stairs rising to the first floor, 13ft living room, kitchen fitted with ample units, counter space & door leading to the conservatory, cloakroom, two generous size bedrooms & a modern bathroom suite.

Further benefits include; Double glazed windows & doors, gravelled driveway & gas central heating serviced via a replacement boiler.

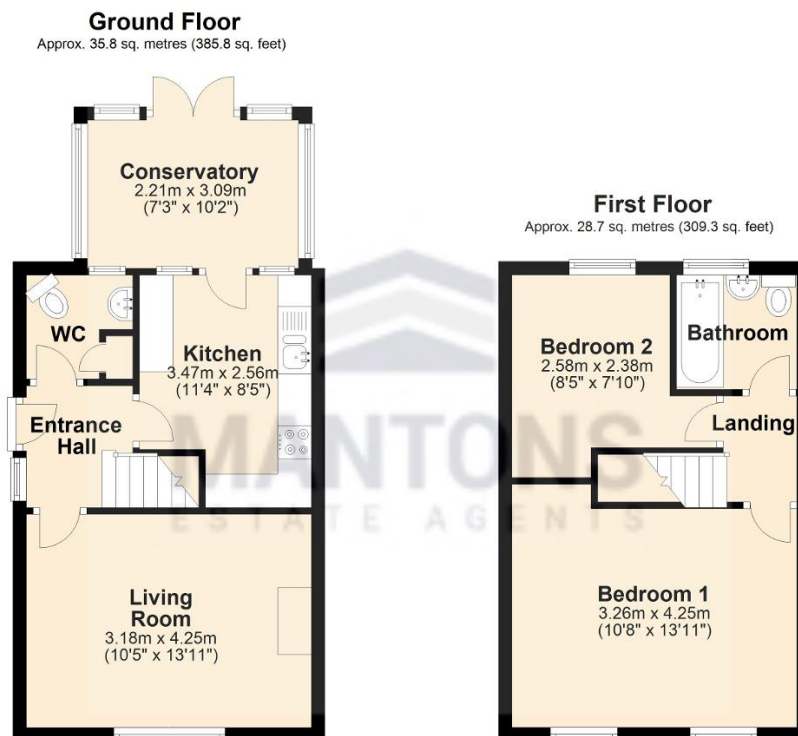
To arrange a viewing or for more information contact Mantons Estate Agents.

Nestled in the charming village of Barton-Le-Clay, this property enjoys a prime location, with an abundance of amenities just a short stroll away. Within walking distance, residents can access convenient stores, Coop supermarket, doctors, pharmacy, restaurants & public houses, ensuring convenience at every turn. Nature enthusiasts will delight in scenic walks over Barton Springs, while those reliant on public transportation will appreciate the proximity to the local bus service.

For commuters, the property offers easy access to Harlington ThamesLink station & the M1 motorway, facilitating seamless travel to neighbouring towns and cities. Families with school-age children will benefit from the esteemed educational institutions in the area, with Ramsey Lower, Arnold Middle & Harlington Upper serving as the designated school catchments. With its central location and wealth of amenities, this property offers an unparalleled lifestyle in the heart of Barton-Le-Clay.

## Additional Information

EPC Rating C. Council Tax Band C. 695 sqft (Approx).



Total area: approx. 64.6 sq. metres (695.1 sq. feet)