



# MANTONS

ESTATE AGENTS

2 Bedroom Bungalow for Sale - £400,000

Higham Gobion Road, Barton Le Clay, Bedfordshire, MK45 4LT



## KEY FEATURES:

- VERY IMPRESSIVE SEMI DETACHED BUNGALOW • EXTENDED TO THE FRONT & REAR • NO UPPER CHAIN COMPLICATIONS • REFURBISHED & RECONFIGURED • DECORATED TO A CONTEMPORARY THEME • STYLISH KITCHEN/DINER WITH BIFOLD DOORS • GENEROUS SIZE SOUTH FACING REAR GARDEN • GAS CENTRAL HEATING VIA COMBI BOILER

## Description

MANTONS ESTATE AGENTS proudly presents an exceptional opportunity to acquire a stunning two bedroom semi detached bungalow. Properties of this calibre rarely grace the market, especially in such a desirable location. This residence boasts a contemporary aesthetic & has been meticulously refurbished & tastefully finished throughout with no upper chain complications.

The bungalow features a rear extension that provides a beautiful kitchen/dining room with centre island & bi-fold doors opening to the patio, a perfect space for enjoying family time. The front has also been extended providing a larger entrance hall. Situated on a generous plot, there is ample potential for further extension (subject to planning).

Upon entering you are welcomed by an inviting entrance hall. Two generously proportioned bedrooms offer comfortable retreats with fitted wardrobes to the master bedroom, while the bathroom impresses with its modern finish. Cozy living room which leads into the highlight of the property, the 20ft kitchen/diner at the rear with integrated appliances, centre island & bi-fold doors that seamlessly transition to the rear garden.

Additional benefits include double glazed windows & doors, gas central heating serviced by a combination boiler, block paved driveway providing ample off-road parking leading to a partially converted single garage & a secluded South facing rear garden offering tranquility & privacy. The garage has partially been converted into a home office with the front utilised for storage.

Contact Mantons Estate Agents today for further information or to arrange a private viewing. Act swiftly to secure your slice of serenity before it's too late.

Welcome to Higham Gobion Road, located in the sought-after village of Barton-Le-Clay. Immerse yourself in the charm of this locale, where convenience meets comfort. This particular property enjoys far reaching views across open countryside to the front.

Discover the ease of daily living with a plethora of amenities within walking distance. From the essentials like the Coop & doctors to 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 picturesque village.

Commute effortlessly with easy access to the Harlington ThamesLink train station, A6 and the M1 motorway, junction 12. In Higham Gobion Road, you'll find not just a property, but a lifestyle that combines the best of village living with modern conveniences. Relish in the nearby amenities, and

