

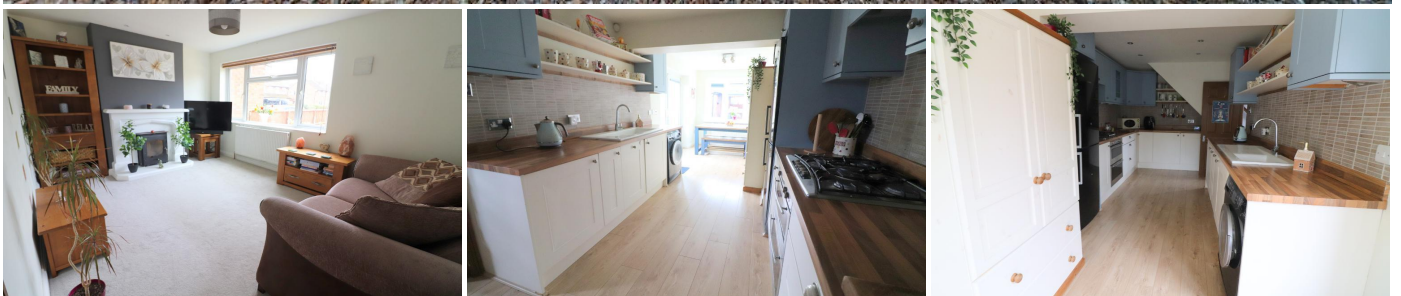


MANTONS

ESTATE AGENTS

2 Bedroom Semi-Detached for Sale - Offers in Excess of £350,000

Arnold Close, Barton Le Clay, Bedfordshire, MK45 4PD



KEY FEATURES:

- WELL PRESENTED SEMI DETACHED HOME
- EXTENDED TO THE REAR
- TWO GENEROUS SIZE BEDROOMS
- GARAGE/STUDIO IN THE REAR GARDEN
- EN-SUITE TO MASTER BEDROOM
- CUL-DE-SAC LOCATION OVERLOOKING A GREEN
- OPEN PLAN KITCHEN/DINER
- GROUND FLOOR BATHROOM

Description

MANTONS ESTATE AGENTS are delighted to present this impressive two bedroom extended semi detached family home, located in the highly desirable village of Barton-Le-Clay.

The property has been thoughtfully extended to the rear, creating a spacious open-plan kitchen/diner, while the master bedroom has been enhanced with the addition of an en-suite shower room. Tastefully decorated throughout, it features smooth ceilings, modern fixtures & stylish fittings, with ample potential for further extensions (subject to planning permission).

The majority of the detached garage has been converted into a versatile studio room, ideal working from home environment. The remaining section of the garage offers valuable storage space, complete with an up-and-over door, power & lighting.

The ground floor comprises an entrance hall with stairs to the first floor, a ground-floor bathroom, a 13ft living room with a charming log burner & a spacious kitchen/diner. The kitchen/diner includes an integrated dishwasher, ample counter space & storage units, with double doors opening directly onto the rear garden, perfect for entertaining.

On the first floor are two double bedrooms, with the master bedroom benefiting from a newly added en-suite shower room. The landing provides access to a boarded loft with lighting & a loft ladder, housing the combination boiler.

Additional features of this property include a gravelled driveway with ample off-road parking for multiple vehicles, gas central heating serviced by a combination boiler & double glazed windows & doors. The enclosed rear garden is beautifully designed, featuring a decking area, a pergola over a charming seating area, an additional paved section, artificial lawn, garden shed, outside lighting & a water tap, with gated side access.

Contact Mantons Estate Agents today to arrange a viewing or request further information.

Nestled in the highly sought-after village of Barton-Le-Clay, Arnold Close is a quiet cul-de-sac location, overlooking a small green. Offering a fantastic opportunity to enjoy village life with the convenience of modern amenities close at hand. Located within easy walking distance to a variety of shops, including the local Co-op, as well as doctors surgery, dentists, restaurants, pubs & schools, this property is perfectly positioned for comfortable family living.

For those who enjoy the outdoors, the picturesque Barton Springs & scenic countryside walks are just moments away. Commuters will appreciate the easy access to Harlington ThamesLink station



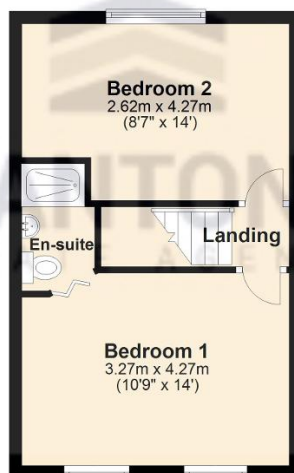
Ground Floor

Approx. 36.3 sq. metres (390.6 sq. feet)



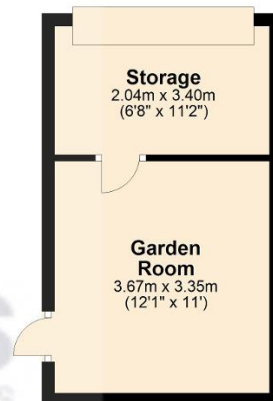
First Floor

Approx. 30.6 sq. metres (329.9 sq. feet)



Ground Floor

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 66.9 sq. metres (720.5 sq. feet)