

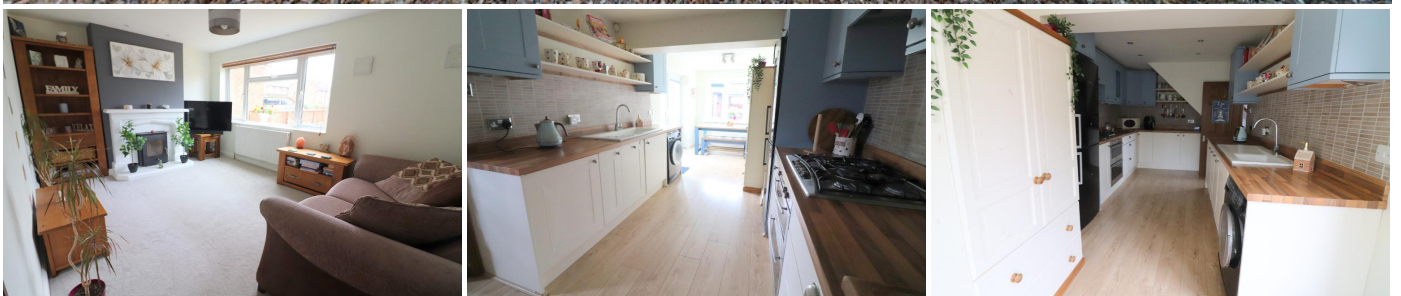


# MANTONS

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.

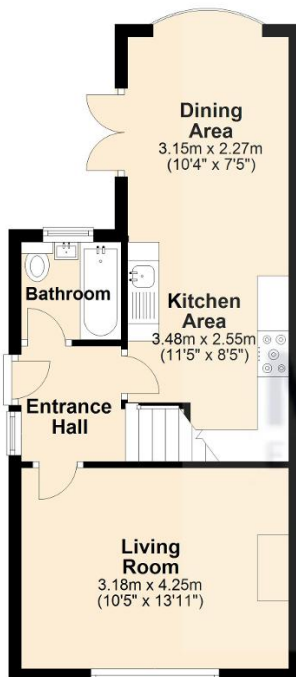
Nestled in the highly sought-after village of Barton-Le-Clay, Arnold Close is a quiet cul-de-sac location, overlooking a small green. Offering a fantastic opportunity to enjoy village life with the convenience of modern amenities close at hand. Located within easy walking distance to a variety of shops, 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



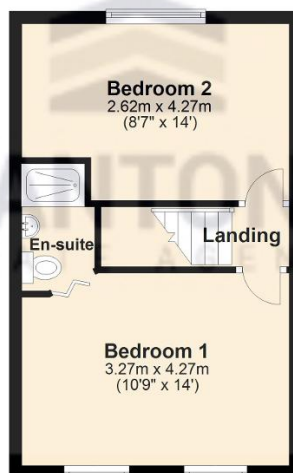
### Ground Floor

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



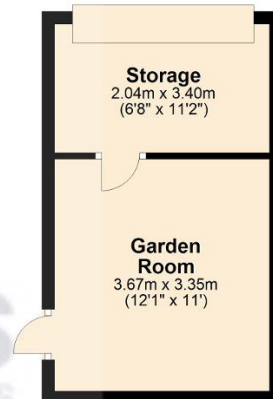
### First Floor

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)