



An extended and spacious three bedroom Victorian semi detached property with a generous size rear garden and parking for two cars.

This delightful Victorian house offers spacious accommodation which includes an entrance porch leading to the entrance hall, 24' sitting/dining room, large open plan kitchen/family room, leading onto the rear garden. To the first floor there are two double bedrooms and a family bathroom with a four piece suite and to the top floor there is a large double bedroom. Externally the property offers a rear garden with a southerly aspect measuring 80' and off road parking for two cars. The property benefits from double glazing and gas central heating and a new boiler was installed approximately one year ago. The house is located in one of Clifton's most desirable roads and benefits from breathtaking views over fields to the front.

The award winning village of Clifton boasts an 'outstanding' lower school, upper school, stunning duck pond in the heart of the village, convenience store/post office, two pubs, butchers, hairdressers, Indian restaurant, petrol station, recreation ground with community centre, church, church hall, cricket club, lots of beautiful countryside walks and a regular bus service. The nearby market town of Shefford (within walking distance) has everything you need for day-to-day living including a Morrisons supermarket, library, post office, good range of independent shops and businesses, pubs, restaurants, cafes, excellent schools and plenty of parks, open spaces and riverside walks. Arlesey mainline railway station is only a short drive away and the road links are superb with both the A1 and M1 being easily accessible.

ENTRANCE PORCH

HALLWAY

SITTING/DINING ROOM 24'3" x 14' (7.39m x 4.27m)

KITCHEN/FAMILY ROOM 17' X 13'5" (5.18m X 4.09m)

FIRST FLOOR

BEDROOM ONE 14'1" x 11'11" (4.29m x 3.63m)

Maximum measurements, measured to rear of wardrobes.

BEDROOM THREE 11'10" x 8'10" (3.61m x 2.69m)

BATHROOM 9'2" x 8'5" (2.79m x 2.57m)

BEDROOM TWO 14'2" x 10'6" (4.32m x 3.20m)

TENURE

EPC

EER:

FLOORPLAN AND BROCHURE DISCLAIMER

All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on or form any part of a legal contract. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

VIEWING INFORMATION

By appointment only through Putterills of Hertfordshire, through whom all negotiations should be

conducted.

SANDS FINANCIAL MANAGEMENT

We offer impartial, whole of market mortgage advice and insurance products from a selected panel of providers. So whether you are a first-time buyer, buying to let or moving house, we will help you find the best deal. Please contact us on 01462 632222.

MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

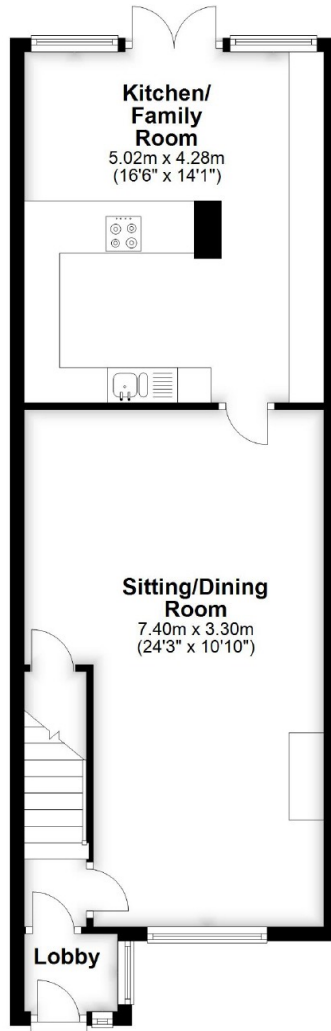






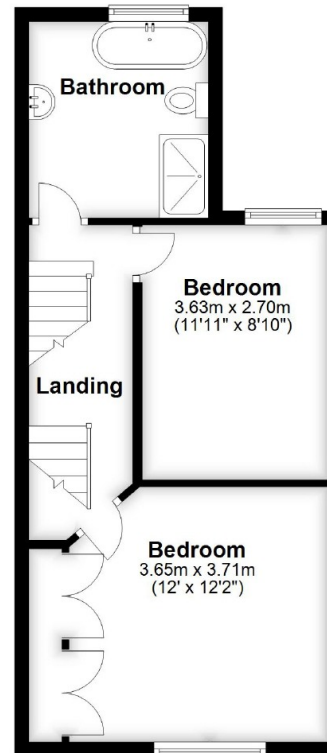
Ground Floor

Approx. 55.3 sq. metres (594.8 sq. feet)



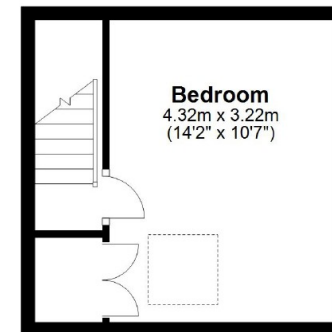
First Floor

Approx. 39.3 sq. metres (423.1 sq. feet)



Second Floor

Approx. 18.5 sq. metres (199.2 sq. feet)



Total area: approx. 113.1 sq. metres (1217.1 sq. feet)



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