

STEPHENS

ESTATE AGENTS

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SEARS CLOSE, CLIFTON, BEDS. SG17 5HG

In our opinion... "A fabulous semi detached property in a sought after cul de sac close to country walks".

Accommodation: Entrance porch, Entrance hall, **downstairs cloakroom**, lounge with dining area, refitted kitchen, double glazed conservatory, three bedrooms with an **en suite** shower to master and a refitted bathroom. Outside is a low maintenance, private rear garden and single garage with driveway parking to the front.

Location: Clifton is a popular, award winning village with pubs, village shop/post office, Indian restaurant and pre-school. The A1(m) (via the A507 bypass) and Arlesey main line rail link to Kings Cross are both a short drive away.

PRICE: £227,500

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The property in further detail comprises: -

ENTRANCE PORCH

Door to garage, cupboard housing space and plumbing for a washing machine.

ENTRANCE HALL

Stairs to first floor with cupboard under, radiator, coved ceiling.

LOUNGE 15'8ft x 10'0ft (4.57m x 3.05m)



Double glazed doors to conservatory, feature fireplace with gas fire, television point, radiator, coved ceiling.

Dining area 9'0ft x 8'0ft (2.74m x 2.44m)

Double glazed window to side, radiator.

CONSERVATORY 14'1ft x 8'0ft (4.27m x 2.44m)

Double glazed with doors to garden.

KITCHEN 8'10ft x 8'7ft (2.69m x 2.61m)



Refitted with a range of eye and base level cupboard and drawer units, roll edge work surfaces, stainless steel sink with mixer taps, fitted fridge, fitted oven with hob and extractor hood over, cupboard housing boiler, fitted dishwasher, floor level heater, double glazed window to front aspect.

FIRST FLOOR ACCOMMODATION

LANDING

Access to loft, airing cupboard, picture rail.

BEDROOM ONE 13'0ft x 8'8ft (3.96m x 2.64m) Plus fitted wardrobes



Double glazed window to rear aspect, radiator, fitted wardrobes.

En Suite

Fitted with a suite comprising shower cubicle, low level WC, pedestal wash hand basin with mixer taps and cupboard under, radiator, opaque double glazed window to side aspect, part tiled walls.

BEDROOM TWO 9'4ft x 9'3ft (2.84m x 2.82m) Plus fitted cupboard



Double glazed window to front aspect, radiator, fitted cupboard.

BEDROOM THREE 10'0ft x 6'8ft (3.05m x 2.03m)

Double glazed window to rear aspect, radiator, coved ceiling.

BATHROOM 6'3ft x 6'0ft (1.91m x 1.83m)



Refitted with a suite comprising panelled bath with mixer taps, pedestal wash hand basin with mixer taps and cupboard under, low level WC, fully tiled walls, heated towel rail, opaque double glazed windows to front aspect.

OUTSIDE

REAR GARDEN



Low maintenance with patio area, shed, fenced surrounds and gated access to the side. Private aspect.

FRONT GARDEN

Landscaped and paved, driveway parking leading to a single garage.

GARAGE

Single with up and over door, power and light. Approx 18ft (5.64m) in length.

DIRECTIONS

Heading North on the A1(M); turn left at junction 10 onto the A507 bypass, at the 4th roundabout turn right and proceed straight over the following roundabout into **Henlow High Street**. Continue on the **High Street** and take the left turning into **Newtown**. Continue out of **Newtown** into

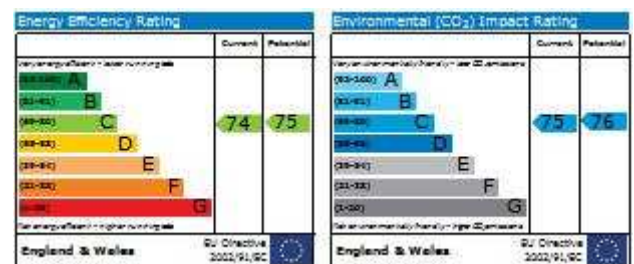
Stockbridge Road, Clifton take the 2nd right into Church Street and Sears Close is the next turning right.

AGENTS NOTE

We have not tested the apparatus, equipment, fittings or services for this property. Interested parties should therefore satisfy themselves as to the condition of any such item considered material to the purchase. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error.

These details are a guide only and their accuracy is not guaranteed.

Energy Performance Certificate



Opening Hours

We are open from at least 9am to 6pm Monday to Friday, 9am to 4pm Saturdays and 10am to 2pm on Sundays