

# STEPHENS

## ESTATE AGENTS

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### **1 OLIVIER WAY, CLIFTON, SHEFFORD, BEDS.** **SG17 5HR**

**In our opinion...** “A three bedroom detached bungalow in a cul de sac location with an approx 80ft rear garden and no chain.”

**Accommodation:** Entrance hall, 18ft lounge/diner, refitted kitchen, three bedrooms, refitted shower room, an approx 80ft rear garden and single garage with driveway parking.

**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: £240,000**

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The property in further detail comprises: -

**ENTRANCE HALL**

Radiator, store cupboard, laminated wood flooring, access to loft via hatch.

**LOUNGE/DINER 18'9 x 11'2ft (5.71m x 3.41m)**



Radiator, double glazed doors to rear aspect, laminated wood floor.

**KITCHEN 10'8ft x 7'0ft (3.25m x 2.13m)**

Fitted with a range of eye and base level cupboard and drawer units with roll edge work surfaces, plumbing for a washing machine, fitted gas hob and oven with extractor fan over, stainless steel sink with single drainer unit, complementary tiling, double glazed window to rear aspect, radiator, tiled floor, door to side.

**(Kitchen)**



**BEDROOM ONE 14'5ft x 11'1ft (4.39m x 3.38m)**



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

**BEDROOM TWO 10'8ft x 9'10ft (3.25m x 3.00m)**

Radiator, double glazed window to front aspect.

**BEDROOM THREE 8'3ft x 7'5ft (2.51m x 2.26m)**

Double glazed window to side aspect, radiator.

**SHOWER ROOM**

Refitted with a suite comprising; low level WC, pedestal wash hand basin with cupboard under, shower cubicle with power shower, opaque window to side aspect, part tiled walls, tiled floor, heated towel rail, down lighting.

Continued.....



**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.**

**OUTSIDE**

**FRONT**

Mainly laid to lawn with adjacent driveway leading to a single garage.

**GARAGE**

Single with up and over door, power and light. Personal door to rear.

**REAR GARDEN**



Laid to lawn with surrounding fencing. Approximately **80ft (24.38m)** in length

**Energy Performance Certificate.**

