



**20 Washbrook Close, Barton-Le-Clay, Bedfordshire, MK45 4LF**  
**£635,000**

**PRG**  
PROPERTY

# 20 Washbrook Close, Barton-Le-Clay, Bedfordshire, MK45 4LF

\*\* Exclusive to PR Property \*\* Set on a superb plot within Barton-le-Clay's sought-after Washbrook Close, this spacious four-bedroom home offers generous accommodation throughout. The property features a bright living room, a separate dining room perfect for family gatherings, and a main bedroom complete with en-suite. Outside, a huge driveway leads to a double garage, while the large rear garden provides plenty of room for outdoor living, entertaining, or simply relaxing in private surroundings. The property is sitting on a very large plot in great part of the village. With the village's amenities close by and countryside walks moments away, this home beautifully blends comfort, space and convenience

## ENTRANCE HALL

]

**LIVING ROOM 14'1" X 17'7"**  
(4.30M X 5.36M)

**DINING ROOM 15'0" X 14'1"**  
(4.58M X 4.28M)

**KITCHEN 14'1" X 8'0" (4.30M X 2.45M)**

## FIRST FLOOR

### LANDING

**BEDROOM 1 10'0" X 13'7"**  
(3.05M X 4.15M)

### EN-SUITE

**BEDROOM 2 10'0" X 12'0"**  
(3.05M X 3.67M)

**BEDROOM 3 10'0" X 11'0"**  
(3.06M X 3.35M)

**BEDROOM 4 7'0" X 9'1" (2.13M X 2.77M)**

### BATHROOM

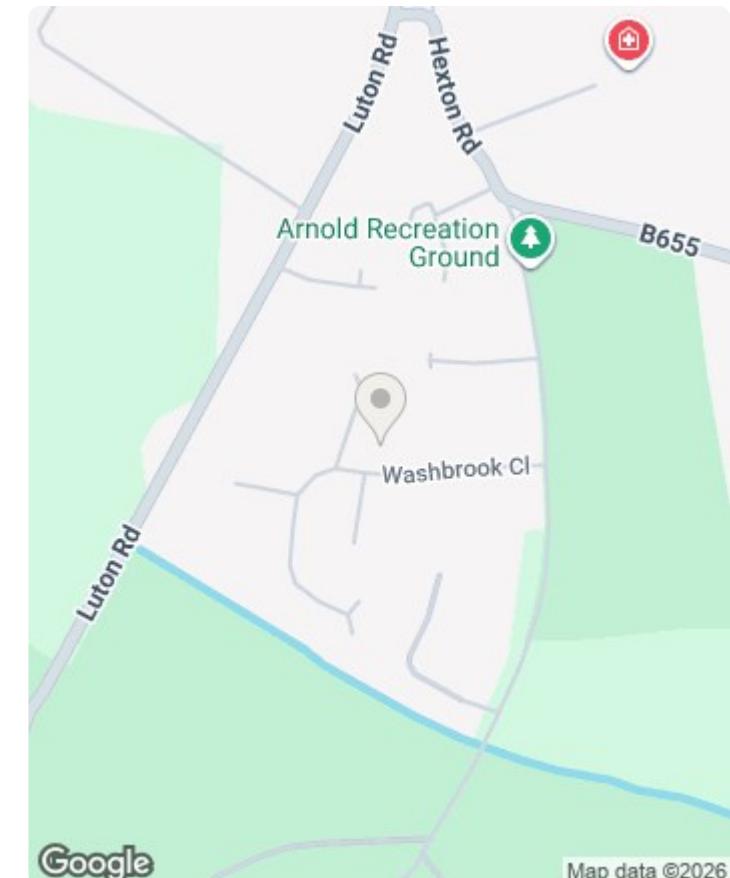
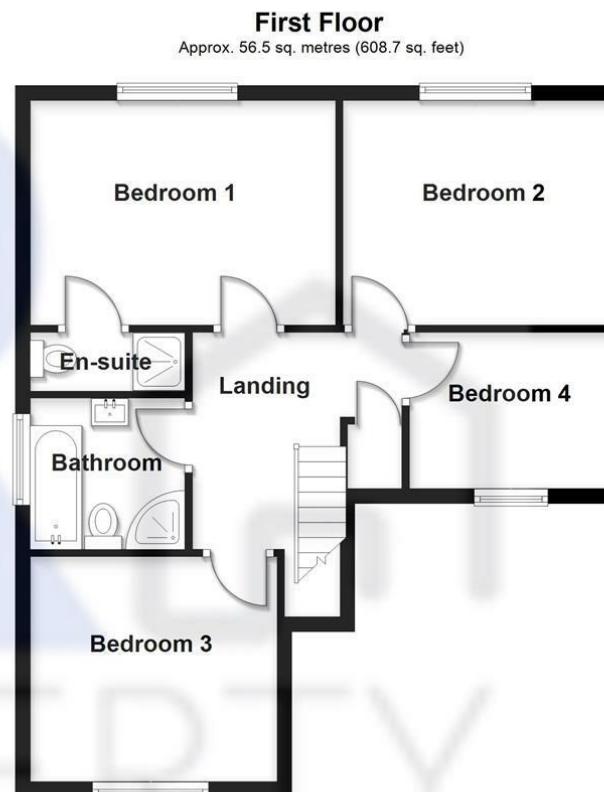
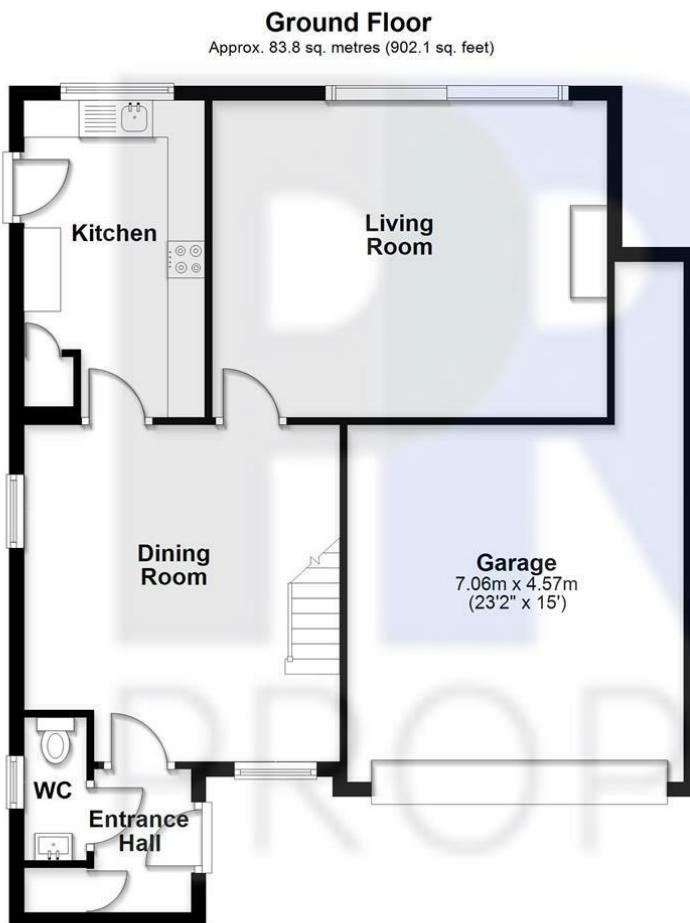
## OUTSIDE

**GARAGE 15'11 \* 15 (4.85M \* 4.57M)**

**LARGE REAR GARDEN & PATIO  
SEATING AREA**

**LARGE DRIVE TO FRONT**





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		81
(81-91)	B		71
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

