



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



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**** 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

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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

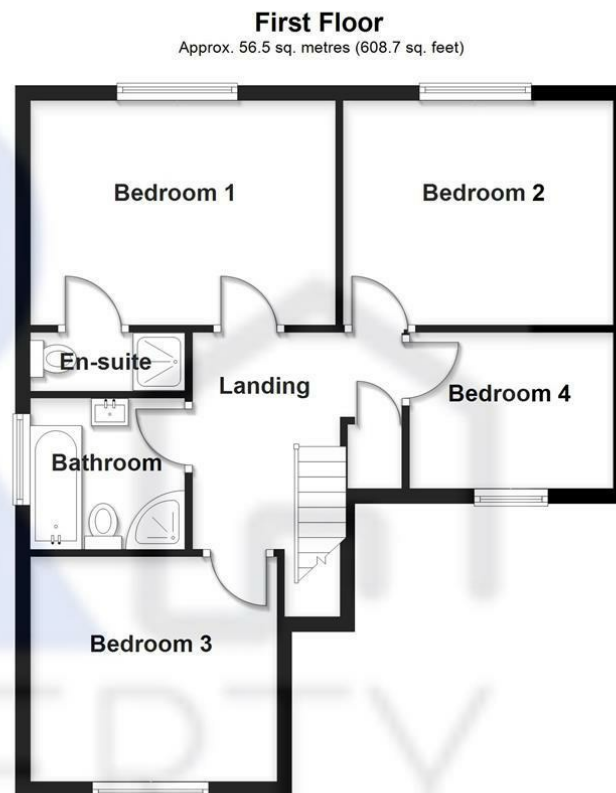
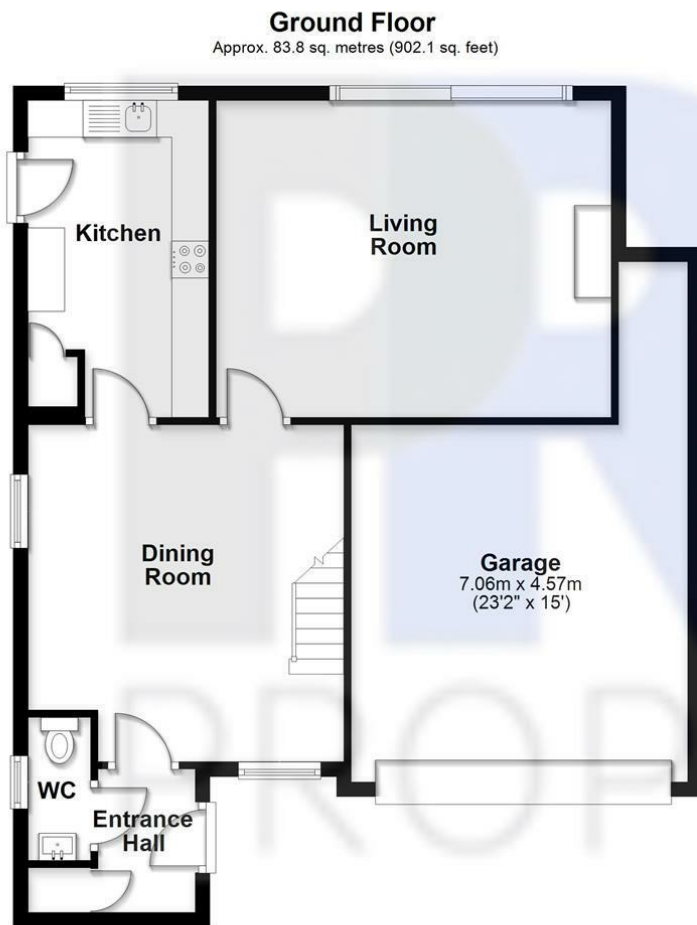
OUTSIDE

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

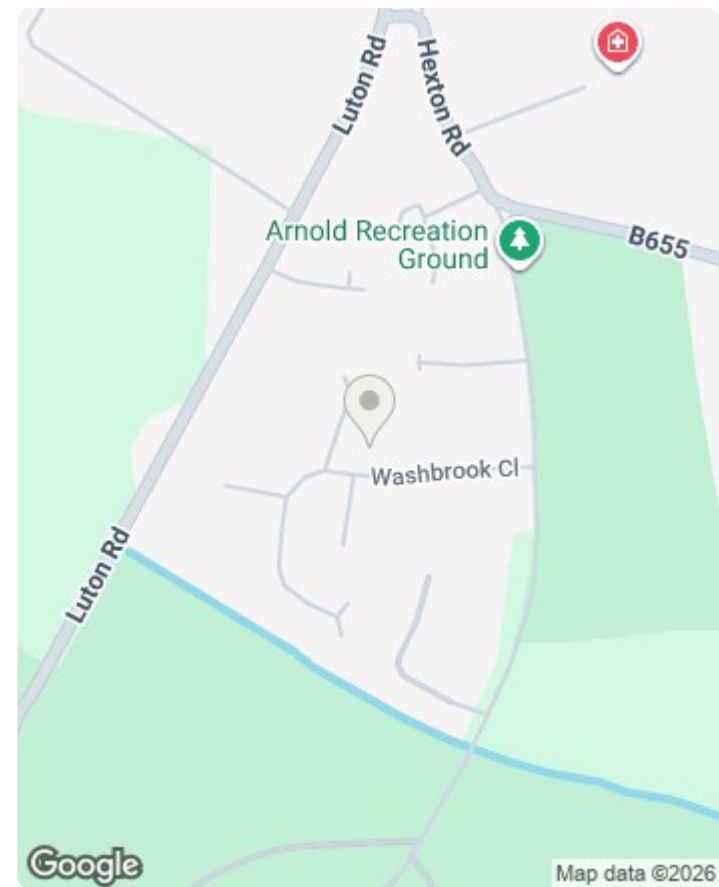
LARGE REAR GARDEN & PATIO SEATING AREA

LARGE DRIVE TO FRONT





Total area: approx. 140.4 sq. metres (1510.8 sq. feet)
20 Washbrook Close



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

