



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





## 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

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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

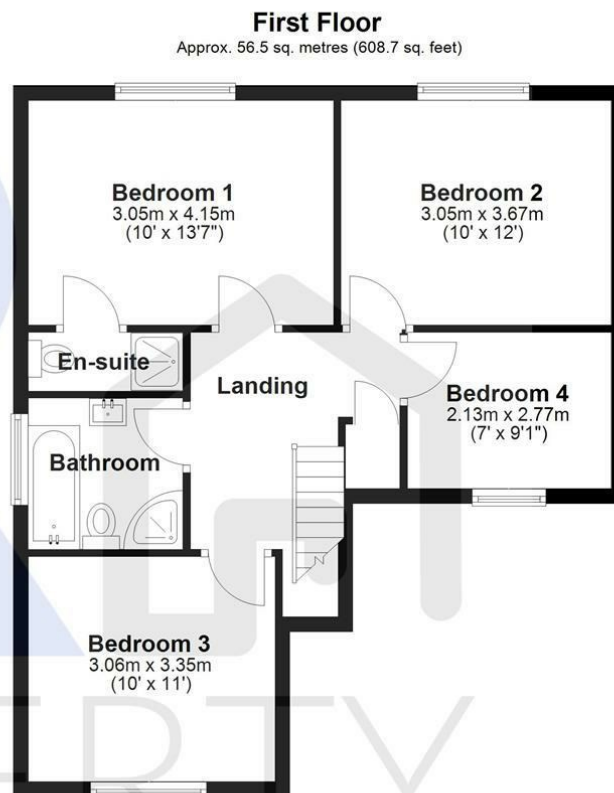
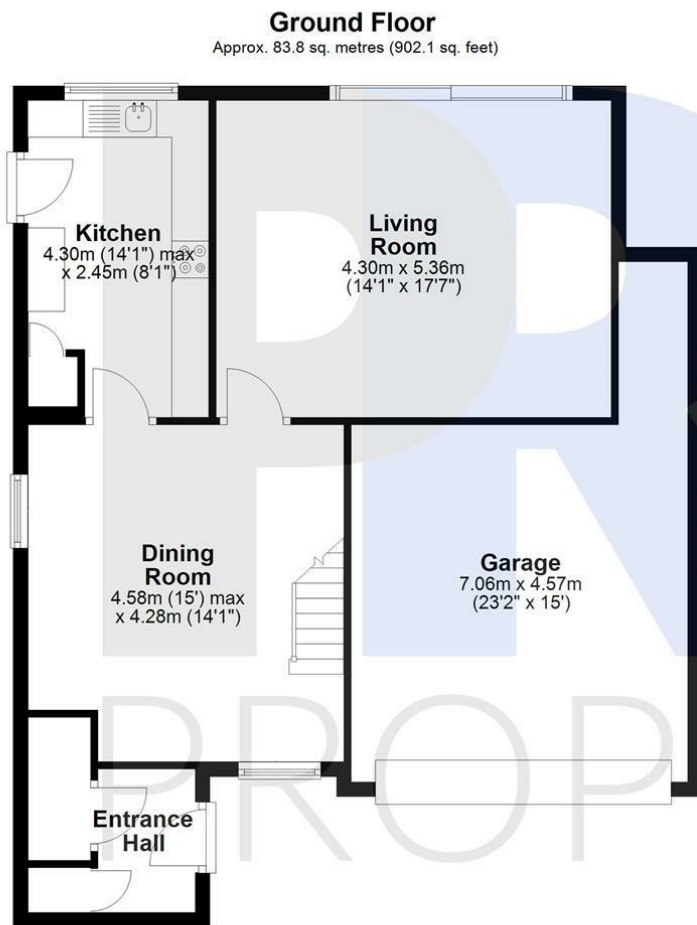
### OUTSIDE

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

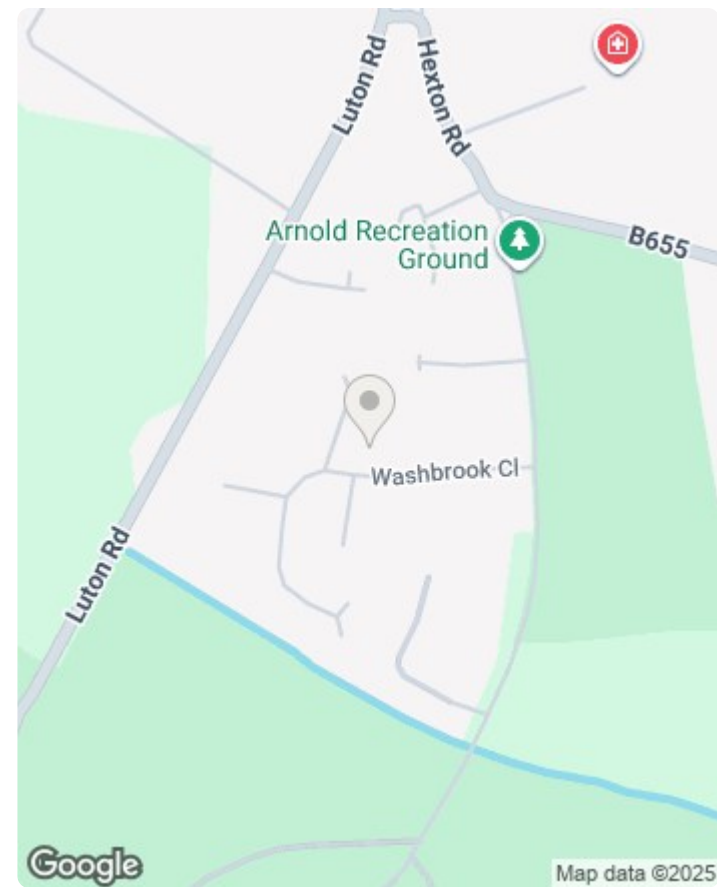
**LARGE REAR GARDEN & PATIO SEATING AREA**

**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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



