



Taylor & Co

LAND, NEW HOMES & BESPOKE PROPERTIES



**54 Washbrook Close
Barton-Le-Clay
Bedford, MK45 4LF**

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A 5 bedroom Detached Bungalow at the end of a Cul de sac needing full renovation or with its 1/2 acre plot (0.443 hectares) offering a Plot/Development opportunity subject to Planning Permission. With a stream running along the back of the garden from Barton Springs and wide open views to the rear this opportunity to demolish the existing bungalow is a very rare opportunity.

Front Porch: Entered via double glazed sliding doors from front to main Door

Entrance Hall: Doors to kitchen, dining room and lounge and runs L shaped to lead off to bedrooms and bathroom. Storage cupboard with hanging and shelving space feature vertical wall radiator door to:-

WC: Fully tiled walls, chrome heated towel rail, glass bathroom cabinet with shelves LLWC frosted Window to front aspect.

Kitchen: Window to rear aspect, plumbing for dish washer, single panel radiator, range of base and wall units, electric hob and extractor over 1/2 tiling to walls built in breakfast bar, 1 and a half bowl sink with mixer tap over built in electric oven door to Utility Room: window to rear aspect door to rear garden. Door to double garage: Power and Light Window to side Aspect, Loft Access

Dining room; entered via double doors from hallway, patio doors to rear garden, wall mounted double panel radiator, coving to ceiling.

Lounge; entered via double doors from hall way, coving to ceiling, step up to patio doors to rear aspect, flame effect fireplace, window to front aspect.

Master bedroom: Windows to front and side aspect. Ensuite; Shower Cubicle with dual head shower, frosted window to front aspect, chrome heated towel rail, wash hand basin mounted into a cabinet with 2 drawers below, 5 door mirrored bath cabinet with shelving.



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Bedroom 2: Window to side aspect built in wardrobes with hanging rails double panel radiator.

Bedroom 3: Window to side aspect built in wardrobes with Hanging and shelving space.

Bedroom 4: Built in wardrobes with shelving, window to front aspect, single panel radiator.

Bedroom 5: Built in wardrobes with shelving and hanging space, Window to Side Aspect, single Panel Radiator.

Main Bathroom: Bath with shower over and mixer tap shower, wash hand basin, double panel radiator, llwc, window to front aspect.

Pool Room: Patio doors to side and rear aspects, window to side aspects, full size swimming pool with chemical access and filters in floor at side - Needing Full Refurb.

Rear Garden; Mainly laid to lawn with mature trees, stream from Barton Springs runs the length of the bottom of garden. Side access to front central heating Oil Tank, Paved Patio and Decking Area.

We are informed by our Vendor the Gas supply is in the road, but not presently connected to the Property.

This Property would lend itself to a full renovation or the opportunity subject to Planning Permission to demolish existing bungalow or demolish Double garage and use room behind it in order to fully access the 1/2 an acre plot the property currently occupies.

Council Tax Banding F.





Local Authority

Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford, Bedfordshire, SG17 5TQ

Price

The Site is available Freehold with Vacant Possession with offers in excess of **£625,000.00 (Six Hundred and Twenty Five Thousand Pounds)**.

Particulars, Areas and Plans

These particulars have been prepared in good faith and are believed to be correct. The plans and areas have been prepared from the Ordnance Survey Map and are similarly believed to be correct. Both are published for identification purposes only and prospective Purchasers should satisfy themselves as to their accuracy.

Viewing

The Site can be inspected by appointment only. For further information or to arrange a walkover inspection of the site, please contact the Agents.

Agent

Nick Turner - Taylor & Co – 01234 391099

Important Notice

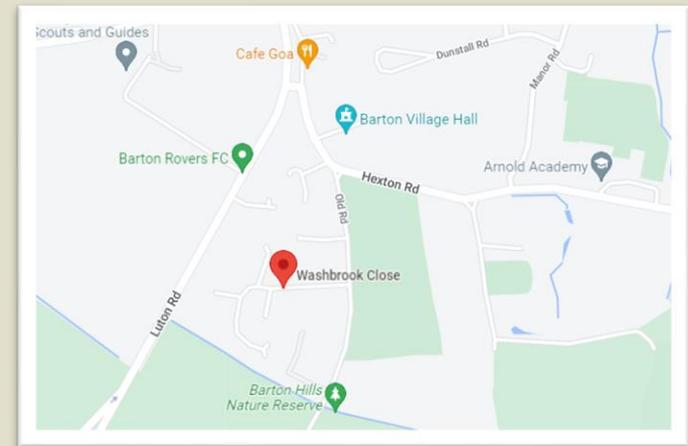
The Agents for themselves and for the Seller give notice that:

All statements contained in these particulars as to the land are made without responsibility on the part of the Agents or their Seller for any error or omission whatsoever.

None of the statements contained in these particulars are to be relied on as a statement or representation of the fact or as any part of the contractual description of the property.

Any intending Purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

The Seller does not make or give, and neither Agents nor any person in their employment have any authority to make or give any representation or warranty whatsoever in relation to the property.



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