



# MANTONS

ESTATE AGENTS

2 Bedroom Semi-Detached for Sale - £320,000

Osborn Road, Barton Le Clay, Bedfordshire, MK45 4NY



## KEY FEATURES:

- WELL APPOINTED SEMI DETACHED HOME
- TWO GENEROUS SIZE BEDROOMS
- EXTENDED TO THE FRONT & REAR
- NO UPPER CHAIN COMPLICATIONS
- POTENTIAL TO EXTEND FURTHER (STP)
- 26FT KITCHEN/DINER
- 17FT LIVING ROOM
- WALKING DISTANCE TO AN ARRAY OF SHOPS

## Description

MANTONS ESTATE AGENTS are delighted to present this well appointed, extended two bedroom semi detached home, situated in the highly sought-after village of Barton Le Clay. Offered with no upper chain, this charming property is ideal for those looking for a peaceful village lifestyle with the potential to further enhance & extend, subject to planning permission.

The property has been extended to the front, providing a spacious 17ft living room & to the rear, creating a bright dining area that flows seamlessly from the kitchen. The layout offers a comfortable & practical living space, with additional potential for further extension to the side.

The home comprises an inviting entrance hall with stairs leading to the first floor, bathroom, 17ft living room & an open-plan kitchen/diner with patio doors opening to the rear garden. Upstairs, there are two generously sized bedrooms.

Additional features include double glazed windows & doors, a secluded rear garden with garden sheds, block-paved driveway & gas central heating for added comfort.

This property represents an excellent opportunity to create a spacious family home in a prime location. To arrange a viewing or for further information, please contact Mantons Estate Agents.

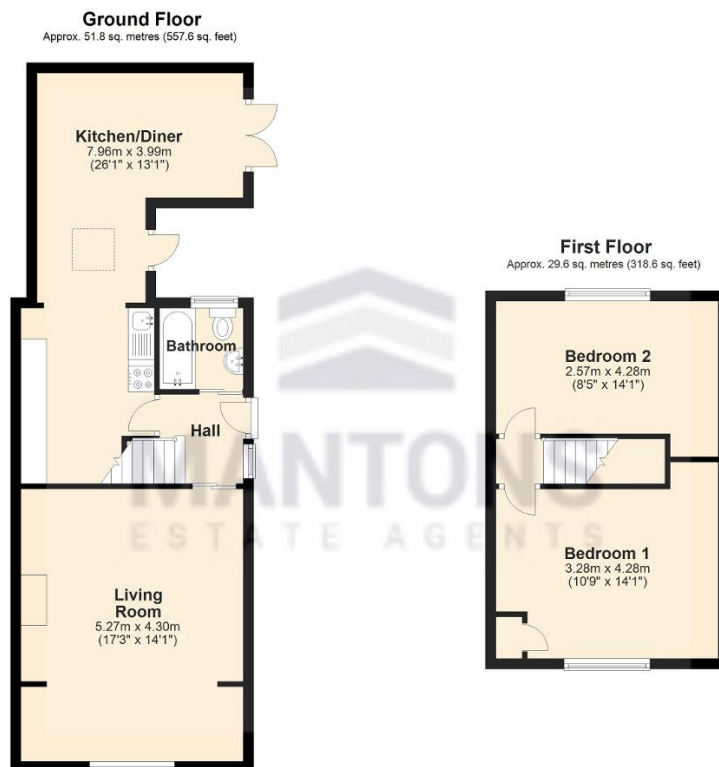
Nestled in the highly sought-after village of Barton-Le-Clay, Osborn Road offers a fantastic opportunity to enjoy village life with the convenience of modern amenities close at hand. Located within easy walking distance to a variety of shops, including the local Co-op, as well as doctors surgery, dentists, restaurants, pubs & schools, this property is perfectly positioned for comfortable family living.

For those who enjoy the outdoors, the picturesque Barton Springs & scenic countryside walks are just moments away. Commuters will appreciate the easy access to Harlington ThamesLink station & the M1 motorway, providing excellent transport links.

Families will benefit from being in the catchment area for well-regarded local schools, including Ramsey Lower, Arnold Middle & Harlington Upper School. With local bus services right on the doorstep, this property is ideally located for both convenience & a tranquil lifestyle.

## Additional Information

EPC Rating D. Council Tax Band C. 876 sqft (Approx).



Total area: approx. 81.4 sq. metres (876.2 sq. feet)