



41 Yew Tree Walk, Clifton, SG17 5HN

 **THOMAS MORRIS**



Asking Price: £400,000

Freehold

Yew Tree Walk, Clifton, SG17 5HN

- Detached Family Home
 - Four Bedrooms
 - Freehold
 - Well Refigured Kitchen/Diner
 - Further Garage Conversion Potential
 - Gated Parking
 - Cul-De-Sac Location
 - Sought After Village Location
 - 2.1 Mile Walk To Arlesey Mainline Train Station
 - Energy Rating - TBC
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Nestled in the desirable village of Clifton, this charming four bedroom detached family home is situated on a peaceful cul-de-sac has been nicely refigured by the current owners enabling the property to certainly flow considerably better, all just 2.1 miles away from Arlesey train station.

Inside, the entrance hall leads to the spacious kitchen/diner and the large dual aspect living room, which opens up to the private enclosed front garden through French doors. The kitchen/diner includes a access to the extremely convenient laundry and downstairs shower room respectively.

Upstairs, all four bedrooms are accessible from the landing, along with the family bathroom. All four bedrooms feature built-in storage cupboards, alleviating the need for much more bulky furniture in those rooms.

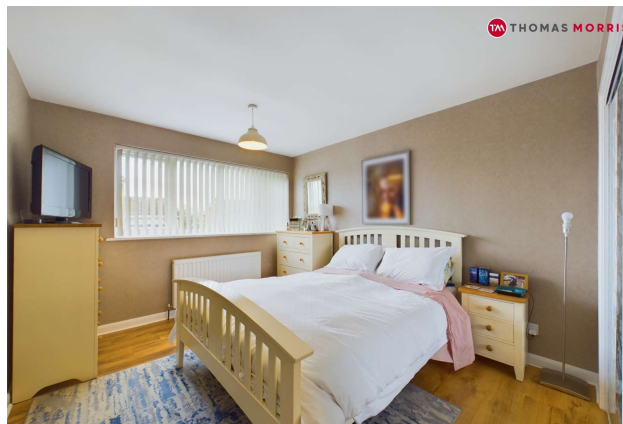
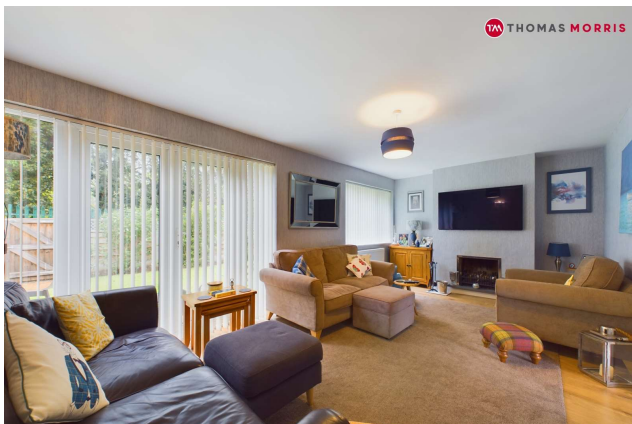
Outside, the property boasts an enclosed front garden with a small patio area and lawn. The rear of the property is nicely presented and includes a gated driveway, a garage, and a small lawn.

Council Tax Band - D

EPC - TBC

Local Authority - Central Beds

Property Type - Freehold



Accommodation

Ground Floor

Hallway

Kitchen/Diner 14'4" x 10'10" (4.37m x 3.3m).

Laundry Room

Shower Room

Living Room 10'4" x 18'11" (3.15m x 5.77m).

First Floor

Landing

Bedroom 1 12' x 9'11" (3.66m x 3.02m).

Bedroom 2 10'6" x 9'11" (3.2m x 3.02m).

Bedroom 3 12' x 8'7" (3.66m x 2.62m).

Bedroom 4 7'1" x 8'7" (2.16m x 2.62m).

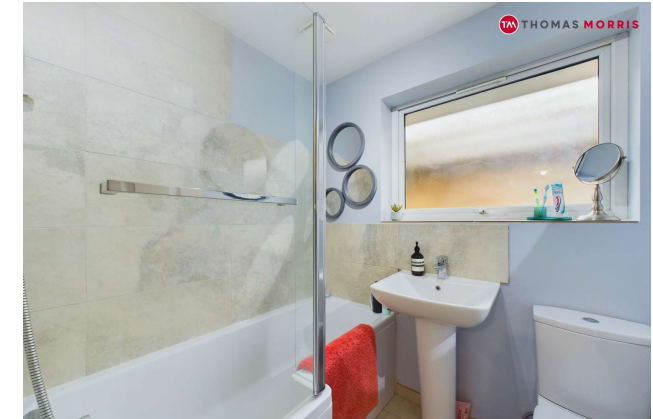
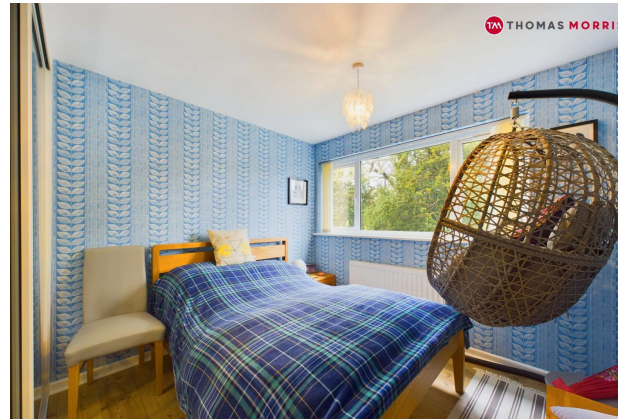
Bathroom

Outside

Garage

Gated Parking

Front and Rear Garden's



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Thomas Morris

1 Market Square, Biggleswade, Bedfordshire,
SG18 8AP

T: 01767 310111

enquiries@tm-biggleswade.co.uk

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