



**15 Knights Avenue, Clapham,
Bedfordshire MK41 6DF**

**Taylor
Brightwell**



An extended and very well presented 3 bedroom semi detached house situated within a quiet close in the ever popular village of Clapham which is well served by a wide range of local shops, amenities and recreational facilities and is a short drive from the town centre, super markets and railway station.

The accommodation includes a spacious and welcoming hallway with stairs to the first floor, a useful built in storage cupboard, access to the attached garage and a refitted shower/cloakroom. There is a separate sitting room leading onto the modern, well fitted kitchen with extensive worktop areas and built in appliances. An archway provides access to the lovely, light and bright dual aspect dining/family room with double doors to the rear garden. On the first floor the landing has steps up to the useful loft room area and access to the three well proportioned bedrooms and the refitted family bathroom.

Externally there is a block paved driveway to the front which provides ample off road parking and access to the single garage with power, light and electric doors plus a workshop/utility area.

The secluded rear garden is 36 ft wide x 32 ft deep and laid to lawn with a choice of paved seating areas and a good sized versatile summer house.

An excellent family home, viewing is highly recommended.

- * **Extended 3 Bedroom Semi Detached**
- * **Separate Sitting Room**
- * **Cloak/Shower Room**
- * **Modern Fitted Kitchen**
- * **Spacious Dining/Family Room**
- * **2 Loft Rooms**
- * **Refitted Bathroom**
- * **Double Glazing**
- * **Gas Radiator Heating**
- * **Garage**



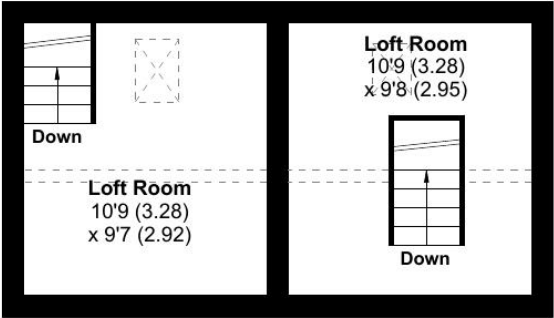
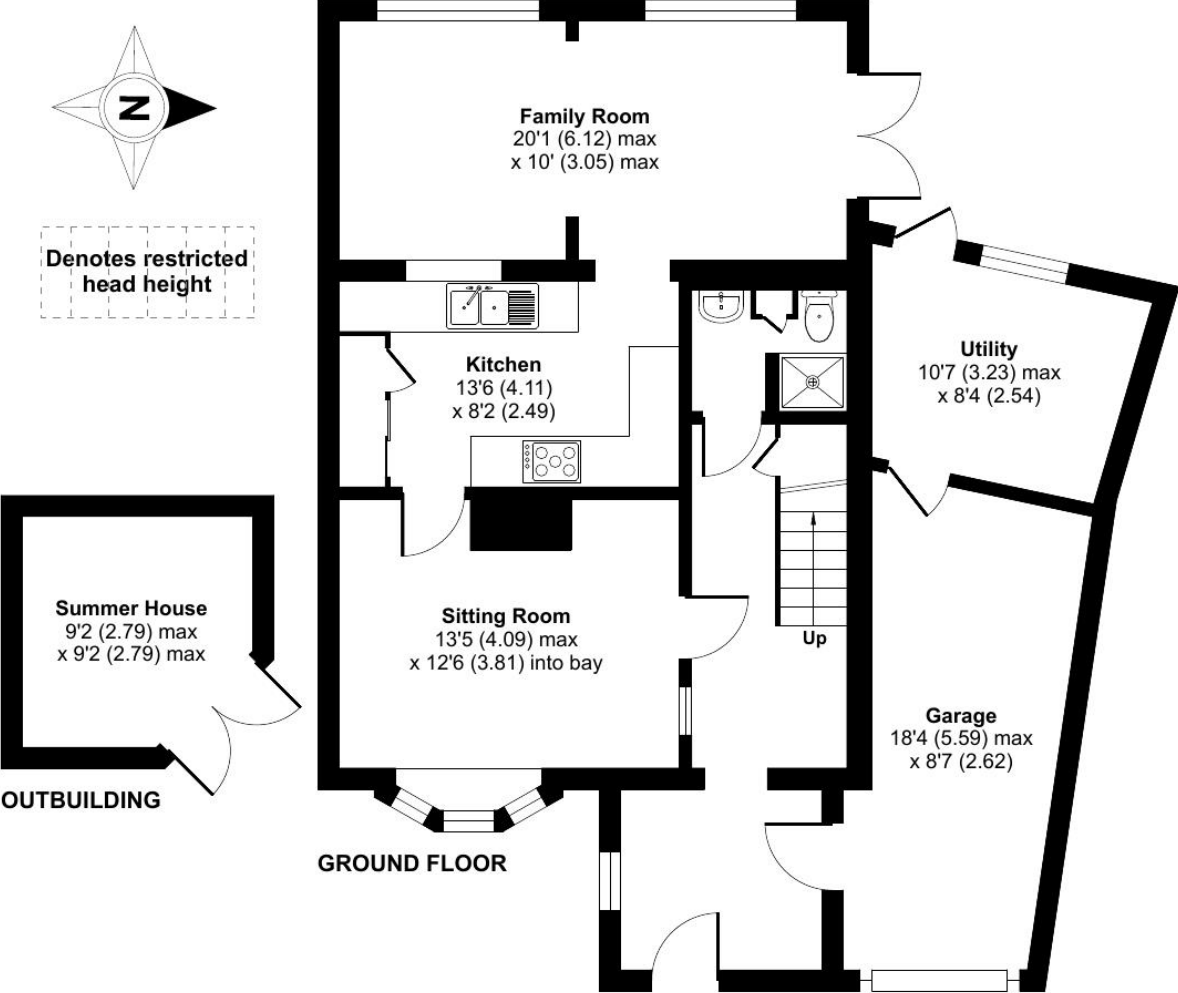
FREEHOLD

"Hassett House", Hassett Street, Bedford MK40 1HA

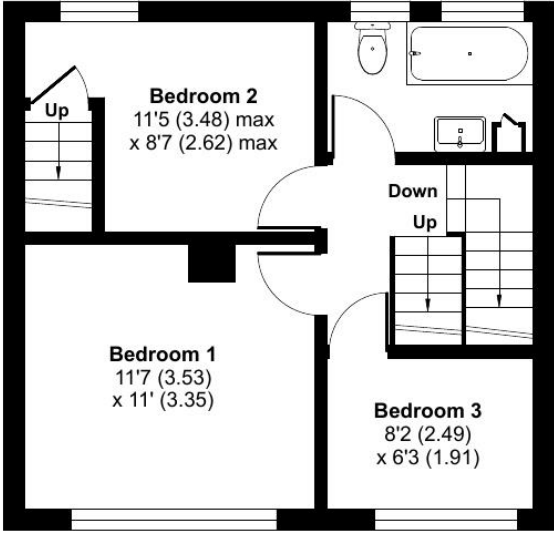
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SECOND FLOOR



FIRST FLOOR

Approximate Area = 1070 sq ft / 99.4 sq m (excludes garage)
Limited Use Area(s) = 200 sq ft / 18.6 sq m
Outbuilding = 77 sq ft / 7.1 sq m
Total = 1347 sq ft / 125.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Taylor Brightwell. REF: 1080443