



10 Clapton Approach, Wooburn Green  
£515,000





A bay fronted semi detached family home on a corner plot in this popular village location. Entrance hall, Sitting room, Dining room, Kitchen, Utility room, Three bedrooms, Bathroom with shower, Gas central heating, Double glazing, Gardens, Car port and parking.

Council Tax band: D

Tenure: Freehold





### Entrance hall

Radiator, stairs to first floor with under stairs storage area, cupboard housing fuses and meters, window to side

### Kitchen

Fitted with a range of eye base level units incorporating sink unit with mixer tap, built in oven, fitted four ring gas hob with extractor over, wall mounted Baxi gas fired central boiler, built in fridge, fitted breakfast bar, radiator, part tiled walls, two windows to side

### Dining room

Radiator, dimmer switch, window to rear

### Sitting room

Fireplace with gas flame effect fire, radiator, dimmer switch, bay window to front

### Lobby

With tiled flooring, door to side, double doors to garden, walk in storage cupboard, door to Utility room

### Utility room

Fitted with a range of eye and base level units with space and plumbing for dishwasher, space and plumbing for washing machine, space for fridge/freezer, window to side

### First floor

#### Landing

Access to loft room, window to side

#### Bedroom 1

With a range of built in wardrobes, radiator, shelved storage cupboard, two wall light points, dimmer switch, bay window to front

#### Bedroom 2

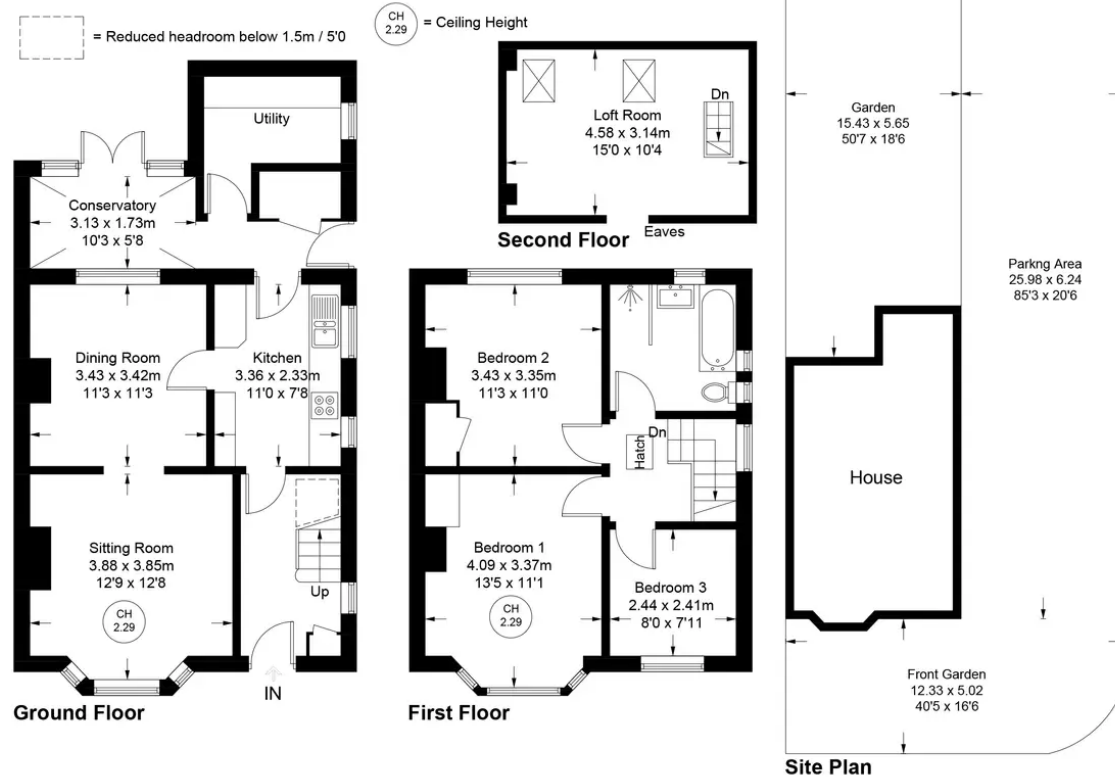
With built in shelved storage cupboard, radiator, dimmer switch, window to rear

#### Bedroom 3

Radiator, dimmer switch, window to front



Approximate Gross Internal Area  
 Ground Floor = 59.9 sq m / 645 sq ft  
 First Floor = 42.9 sq m / 462 sq ft  
 Second Floor = 14.5 sq m / 156 sq ft  
 Total = 117.3 sq m / 1263 sq ft



Floor Plan produced for Robertsons by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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