

Love Homes



Readshill, Clophill, Bedfordshire, MK45 4AG

Step into this welcoming home featuring a spacious entrance hall and two versatile reception rooms, ideal for living or entertaining. Upstairs, discover three well-lit, generously sized bedrooms, perfect for family or guests. The property boasts an in-and-out driveway accommodating three vehicles and a sunny south/west-facing garden, offering ample outdoor space.



This property is presented by Patrick Graystone - a Love Homes property expert with over 25 years' experience.

Find out more about this property by scanning the QR code.



4.7m



3



2



1

Tenure: Freehold

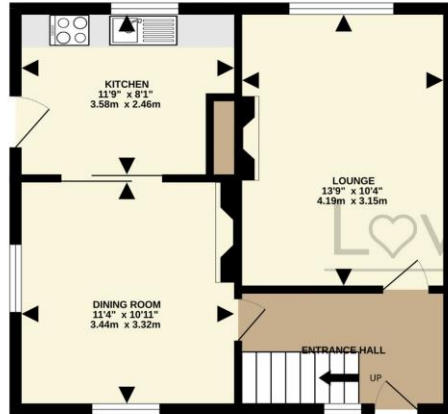
Council Tax: C



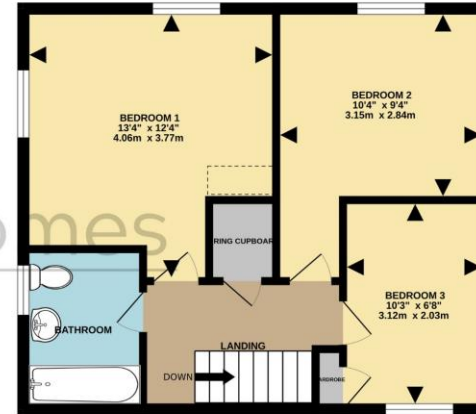
The village of Clophill is perfectly situated for commuters, with both the M1 and A1 motorways just a 20-minute drive away. Additionally, regular train services from nearby Flitwick or Harlington stations, both within a 10-15 minute drive, provide direct access to London St Pancras in just 35 to 40 minutes. Local amenities include a convenience store and the popular gastro pub, The Flying Horse. Clophill is also known for its excellent schooling, including St. Mary's Nursery and Lower School, numerous public footpaths and bridleways are within easy reach, making it an ideal location for outdoor enthusiasts.



GROUND FLOOR
408 sq.ft. (37.9 sq.m.) approx.



1ST FLOOR
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 853 sq.ft. (79.3 sq.m.) approx.
Drawn by Love Homes for illustrative purposes only. Measurements and areas shown are approximate.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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