



2 The Warren

Clapham | Bedford | MK41 6DW



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Guide £250,000

Living room with open fireplace

Kitchen with access to the garden

Conservatory

Ground-floor shower room/WC

Two first-floor bedrooms and a family bathroom

Private rear garden and gated rear parking

No upward chain

Freehold

- Council Tax Band: B
- Energy Efficiency Rating: D



A charming two-bedroom, end-terrace cottage with a private rear garden and off-road parking...



Situated in the popular village of Clapham, this attractive two-bedroom, end-terrace cottage offers well-proportioned accommodation arranged over two floors, together with a good-sized rear garden and the valuable benefit of gated parking to the rear, accessed via a right of way. The property is offered for sale with no onward chain.

The ground floor provides a welcoming lounge, with ample space for both seating and dining, featuring an attractive open fireplace which creates a charming focal point to the room. The lounge leads through to the kitchen, which has doors leading to the garden. To the rear is a conservatory, providing an additional reception space with views and further access to the garden. The ground floor also benefits from a shower room/WC, adding useful flexibility to the accommodation.

Upstairs are two bedrooms, with the principal bedroom offering a generous double-bedroom space, alongside a further bedroom and a family bathroom.

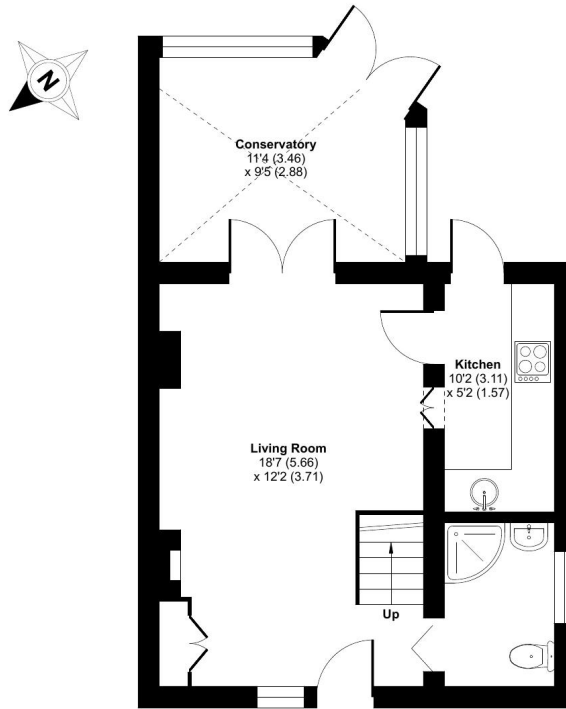
Outside, the rear garden provides a private and enclosed area with a mixture of lawn, established planting and paved pathways. The garden is framed by mature hedging and fencing, creating a pleasant degree of privacy and making it a versatile space for relaxing or entertaining. At the rear, there is gated parking, which is a particularly useful feature for a cottage of this type.



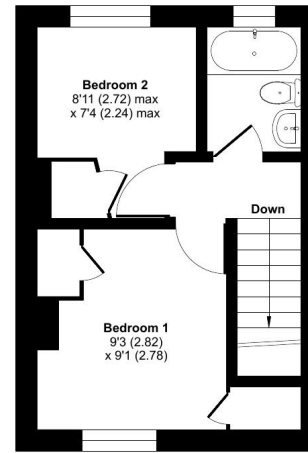
The Warren, Clapham, Bedford, MK41

Approximate Area = 677 sq ft / 62.8 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Lane & Holmes. REF: 1515876

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