



40, Elgar Drive

Shefford,  
Bedfordshire, SG17 5RZ  
O.I.E.O £375,000

country  
properties



This three-bedroom detached home with a garage is located on the sought-after 'Composers' development in Shefford. The property offers excellent potential to extend or adapt the existing layout, subject to the necessary consents. Ideally situated just a short stroll from the heart of Shefford, it benefits from easy access to local amenities, highly regarded schools, and convenient bus links.

- Quiet cul de sac location
- Useful Conservatory & downstairs cloakroom
- Separate dining room & separate lounge
- Garage and driveway parking for 2-3 cars
- Potential to extend/adapt the current layout \*subject to planning consents
- Riverside walks into Shefford town & Millennium Green - ideal for walking the dog

## Ground Floor

### Entrance Hall

Stairs rising to first floor accommodation. Radiator. Wood effect flooring. Doors into cloakroom and living room.

### Cloakroom

Suite comprising low level flush wc and wall mounted wash with tiled splashback. Radiator. Obscure double glazed window to front.

### Living Room

14' 6" x 13' 0" (4.42m x 3.96m) Double glazed window to front. Radiator. Understairs storage cupboard. Coal effect gas fire with timber surround and marble hearth. Archway leading to Dining area

### Dining Room

9' 0" x 8' 0" (2.74m x 2.44m) Double glazed doors opening into Conservatory.

### Conservatory

16' 5" x 9' 7" (5.00m x 2.92m) Conservatory on brick base with double glazed windows and French doors leading onto rear garden. Personal door leading into garage.

### Kitchen

9' 2" x 7' 10" (2.79m x 2.39m) A range of wall and base units with complementary worksurfaces and tiled splashbacks. Inset stainless steel sink with drainer and mixer tap over. Space for oven and 4 ring gas hob with concealed extractor hood over. Space and plumbing for washing machine. Space for fridge freezer. Wall mounted Worcester gas boiler. Double glazed window to rear.



## First Floor

### Landing

Obscure double glazed window to side. Access to partially boarded loft space. Airing cupboard housing hot water cylinder with shelving. Doors to all rooms

### Bedroom 1

12' 2" x 10' 3" (3.71m x 3.12m) Double glazed window to front. Fitted double wardrobe.

### Bedroom 2

10' 0" x 9' 10" (3.05m x 3.00m) Double glazed window to rear. Radiator.

### Bedroom 3

9' 0" x 7' 8" (2.74m x 2.34m) Double glazed window to front. Radiator.

### Family Bathroom

Three piece suite comprising panel enclosed bath with shower over. Low level flush WC, pedestal wash hand basin. Part tiled walls. Extractor fan. Radiator. Tiled flooring. Obscure double glazed window to rear.

## Outside

### Front Garden

Laid mainly to lawn with driveway providing off road parking for 3 cars. Pathway leading to front door.

### Rear Garden

Laid mainly to lawn with raised deck area. Paved patio area with mature flower/shrub borders. Service light. External tap. Gated access to front.

### Garage

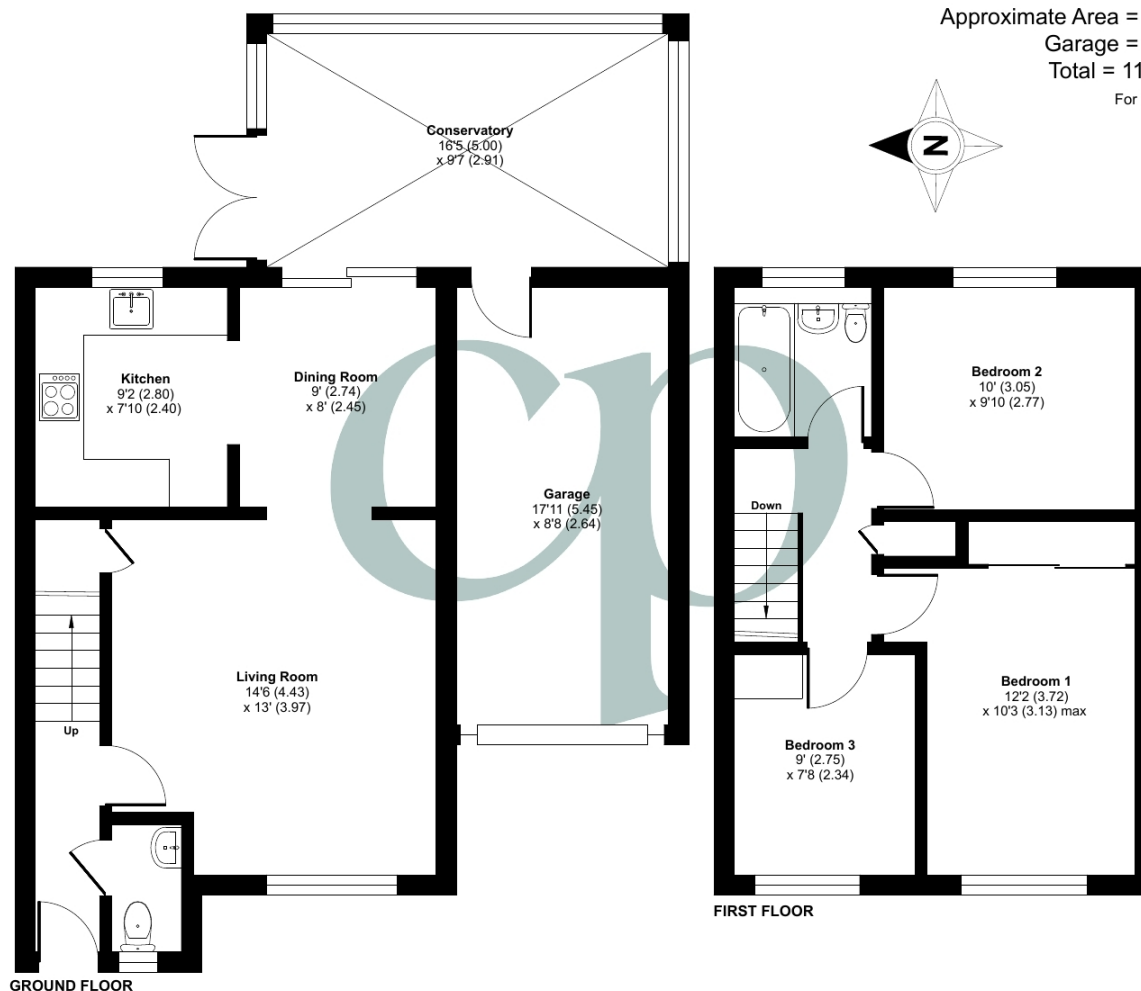
17' 11" x 8' 8" (5.46m x 2.64m) Up & over door. Fitted with power & light. Personal door leading to Conservatory.

### Agents Note

For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: [enquiries@mortgagevision.co.uk](mailto:enquiries@mortgagevision.co.uk)

PRELIMINARY DETAILS - NOT YET APPROVED  
AND MAY BE SUBJECT TO CHANGES





Approximate Area = 967 sq ft / 89.8 sq m

Garage = 155 sq ft / 14.3 sq m

Total = 1122 sq ft / 104.1 sq m

For identification only - Not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	78
(81-91)		
(69-80)	<b>C</b>	64
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Country Properties. REF: 1356943

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## Viewing by appointment only

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[www.country-properties.co.uk](http://www.country-properties.co.uk)

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