



# 39, Clifton Road

Shefford,  
Bedfordshire, SG17 5AE  
£350,000



This beautifully presented three bedroom period home is oozing with character and charm. The property benefits from ample off road parking and a larger than average rear garden whilst being just a short walk into the heart of Shefford, amenities, highly regarded schooling and countryside walks.

- Beautifully presented - a credit to the current owners - Just move in!
- Stylish Kitchen & Bathroom
- Three Good Sized Bedrooms
- Two separate reception rooms
- 'Tanked' basement room
- Off road parking for 3/4 cars accessed via 'in and out' driveway

### Entrance Hall

Step up into:

### Lounge

13' 3" x 12' 0" (4.04m x 3.66m) Double glazed walk in bay window with sash windows to front. Radiator. Feature fireplace. Opening to Inner lobby.

### Inner Lobby

Stairs rising to first floor. Opening into dining room.

### Dining Room

13' 3" x 10' 9" (4.04m x 3.28m) Wood effect flooring. Open fireplace with tiled heath. Steps down to basement room. Obscure glazed window to utility room. Step down into kitchen.

### Basement Room

14' 10" x 6' 5" (4.52m x 1.96m) Window to front.

### Kitchen

11' 10" x 9' 10" (3.61m x 3.00m) A range of eye and base level units with work surfaces over and brick effect tiled splash backs. Inset ceramic one & half bowl sink with drainer and mixer tap over. Integrated dishwasher. Space for range cooker with extractor hood over. Quarry tiled flooring. Double glazed window and obscure double glazed door opening onto rear. Opening into:

### Utility Room

Space for fridge freezer. Plumbing and space for washing machine and tumble dryer. Ceramic tiled flooring. Door into bathroom.



## Bathroom

Four piece suite comprising panel enclosed bath with telephone style shower attachment, low level flush wc, shower cubicle and pedestal mounted wash hand basin. Victorian style radiator with heated towel rail. Ceramic tiled flooring. High gloss brick effect half tiled walls. Extractor fan. Loft access. Cupboard housing wall mounted gas combination boiler. Obscure double glazed window to rear.

## First Floor

### Landing

Access to loft. Doors to all rooms.

### Master Bedroom

13' 3" x 12' 1" (4.04m x 3.68m) Double glazed sash window to front. Radiator. Built in wardrobe.

### Bedroom Two

11' 10" x 9' 9" (3.61m x 2.97m) Double glazed window to rear. Radiator.

### Bedroom Three

10' 9" x 9' 2" (3.28m x 2.79m) Double glazed window to rear. Radiator.

## Outside

### Front Garden

Enclosed by dwarf brick wall with feature quarry tiled pathway leading to front door.

## Rear Garden

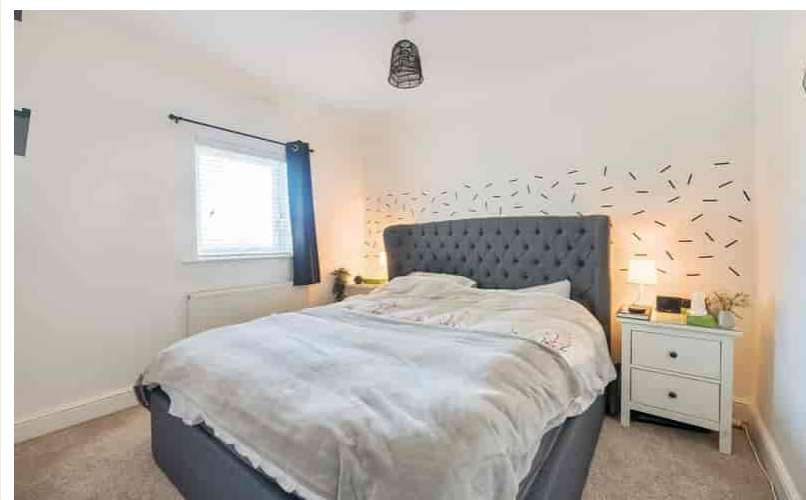
Mainly laid to lawn with wooden sleeper raised beds and raised deck area with a wooden storage shed and a brick outbuilding.

### Parking

Access via 'in and out' driveway. Accessed via Clifton Road. Paved driveway providing off road parking for 3-4 cars.

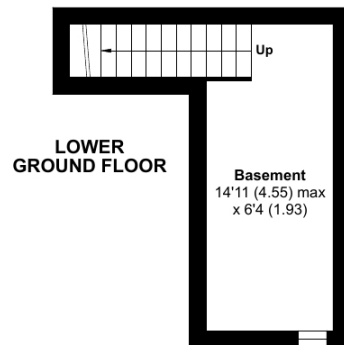
For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: [enquiries@mortgagevision.co.uk](mailto:enquiries@mortgagevision.co.uk)

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

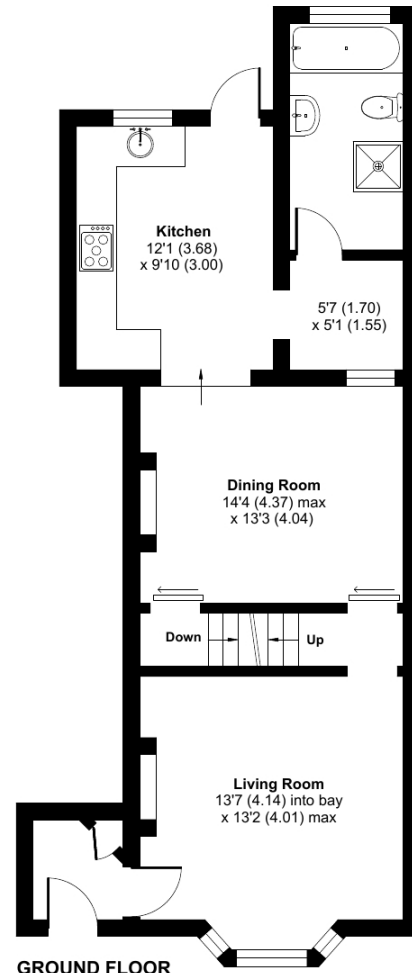


Approximate Area = 1216 sq ft / 112.9 sq m

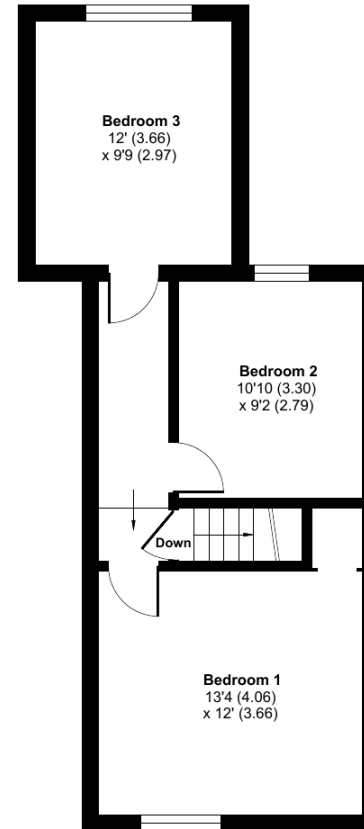
For identification only - Not to scale



LOWER  
GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 1057673



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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