



38, High Street

Meppershall, Shefford,  
Bedfordshire, SG17 5LX

O.I.E.O £450,000

country  
properties



This three bedroom CHAIN FREE bungalow offers over 1200sq feet of spacious accommodation with a garage and generous garden. The property is located in the popular hilltop village of Meppershall a short stroll to village amenities and countryside walks.

- NO UPWARD CHAIN !
- 24ft kitchen/breakfast/family room with french doors to garden
- Bedroom three/study
- Two double bedrooms – one with en suite cloakroom
- A short stroll to village amenities including public house, post office, bakers, Budgens, Community Centre and highly regarded schooling
- Generous rear garden with covered gazebo perfect for those alfresco evenings
- Separate garage ideal for both storage and those looking for a studio space
- A short drive to nearby Arlesey for rail links into London

## Ground Floor

### Entrance Porch

Brick arch porch with tiled flooring leading to entrance hall.

### Entrance Hall

Double glazed UPVC front entrance door. Radiator. Two loft hatches.

### Living Room

15' 9" x 15' 0" (4.80m x 4.57m) Dual aspect room with a double glazed window to rear aspect and double glazed French doors to side aspect, opening out to a patio area with wooden gazebo. Wood effect flooring with underfloor heating.

### Family Bathroom

Double glazed obscure window to side aspect. Four piece suite comprising bath with mixer taps and shower over. Separate double shower cubicle. Pedestal wash hand basin. Low level WC. Part-tiled walls and tiled flooring with under floor heating. Extractor fan. Heated towel rail.



## Kitchen/Diner

23' 3" x 12' 1" (7.09m x 3.68m) Dual aspect room with three double glazed UPVC windows to side aspect and double glazed UPVC French doors leading to the rear garden. Fitted kitchen with a range of wall and base units with worksurfaces over one and a half bowl sink and drainer with tiled splashbacks. Space for 'Rangemaster' electric oven and gas hob with extractor hood over, space for washing machine, dishwasher and double fridge/freezer. Tiled flooring with under floor heating.

## Bedroom 1

12' 7" x 12' 0" (3.84m x 3.66m) Double glazed window to front aspect. A range of fitted wardrobes. . Picture rail. Radiator.

## Bedroom 2

12' 7" x 11' 11" (3.84m x 3.63m) Double glazed window to front aspect. Picture rail. Radiator.

## En-suite Cloakroom

Two piece suite comprising low level WC and wash hand basin. Part tiled walls and tiled flooring. Extractor fan. Gas boiler.

## Bedroom 3/Study

10' 6" x 10' 5" (3.20m x 3.17m) Double glazed UPVC window to side aspect. Storage cupboard. Radiator.

## Outside

### Front Garden

Block paved driveway providing off road parking for at least 2 vehicles. Brick wall surround and gated side access.

### Rear Garden

Enclosed rear garden mainly laid to lawn with planted flower and shrub borders. Paved patio area with wooden gazebo/ al fresco dining area. Outdoor power socket. Gated access to front from both sides.

### Garage

15' 4" x 11' 3" (4.67m x 3.43m) Up and over door affect cladding. Power and light. Personal door to drive.

### 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

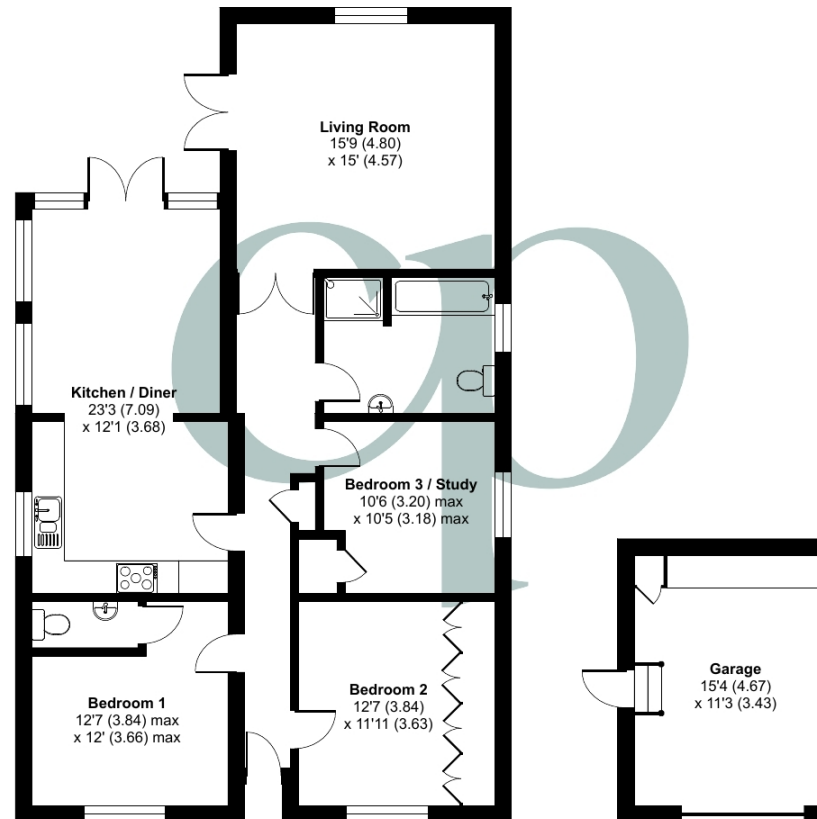


Approximate Area = 1203 sq ft / 111.8 sq m

Garage = 173 sq ft / 16 sq m

Total = 1376 sq ft / 127.8 sq m

For identification only - Not to scale



 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: 1318141

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## Viewing by appointment only

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