



180, Shefford Road

Clifton,  
Bedfordshire, SG17 5QS  
Offers in excess of £450,000

COUNTRY PROPERTIES  
PART OF HUNTERS

Set back from the road in a small row of similar homes, this three bedroom 1950's semi detached home is one to see. Potential to further adapt or extend the current layout, the property has a very generous mature rear garden, garage and ample parking.

- Excellent presentation throughout, a credit to the current owners
- Bright and airy accommodation throughout
- Two separate reception rooms and conservatory
- Master and second bedroom with built in wardrobes
- Single garage and paved driveway provides ample off road parking
- Lovely landscaped large rear garden stocked with a variety of flowers and shrubs

## Ground Floor

### Entrance Hall

Double glazed window to side. Stairs rising to first floor accommodation with under stairs storage cupboard (with space and plumbing for washing machine and space for freezer). Radiator. Doors into living room, kitchen and dining room.

### Living Room

13' 1" (max) x 12' 5" (max) (3.99m x 3.78m)  
Double glazed walk in bay window to front. Feature stone fireplace with inset log burning stove and marble hearth. Radiator.

### Kitchen

8' 0" x 7' 6" (2.44m x 2.29m) A range of wall and base units with wood effect worksurfaces and brick effect tiled walls. Ceramic sink with drainer and mixer tap over. Fitted oven and 4 ring gas hob with concealed extractor over. Space for fridge. Cupboard housing wall mounted gas boiler. Wood effect flooring. Double glazed window to side and partially glazed door to rear garden.

### Dining Room

12' 1" (max) x 11' 5" (max) (3.68m x 3.48m)  
Feature open cast iron fireplace with Egion marble surround and tiled hearth. Radiator. Multi-pane double glazed French doors with sidelights opening into:

### Conservatory

9' 9" x 8' 9" (2.97m x 2.67m) Double glazed construction on brick base with double doors opening onto the rear garden. Radiator.



## FIRST FLOOR

### Landing

Double glazed window to side. Access to boarded loft space with power/light and pull down ladder. Doors into all rooms.

### Bedroom 1

12' 6" (max) x 12' 5" (max) (3.81m x 3.78m)  
Double glazed walk in bay window to front.  
Fitted wardrobes and dressing table.  
Radiator.

### Bedroom 2

12' 1" x 9' 2" (3.68m x 2.79m) Double  
glazed window to rear with bespoke fitted  
shutters. Built in wardrobes with sliding  
doors. Wood panelling to dado height.  
Radiator.

### Bedroom 3

8' 3" x 6' 5" (2.51m x 1.96m) Double glazed  
window to front with bespoke fitted shutters.  
Wood panelling to dado height. Radiator.

### Bathroom

Four piece suite comprising panel enclosed  
bath with telephone mixer attachment,  
shower cubicle, low level wc and pedestal  
mounted wash hand basin. Fully tiled walls  
and wood effect flooring. Radiator. Airing  
cupboard housing hot water tank and  
storage. Obscure double glazed window to  
rear.

## OUTSIDE

### Front Garden

Dwarf brick wall to front with wrought iron  
gated access to block paved driveway  
providing off road parking for several cars.  
Mature shrubs and shingled area providing  
additional parking. External light.

### Rear Garden

Laid mainly to lawn with paved patio area  
and mature flower and shrub borders  
Stepping stone pathway with pergola over  
leading to further garden screened by laurel  
bush. Lawn area with timber summer house  
and greenhouse. Raised vegetable beds.  
Walled archway with gate providing side  
access to front.

### Garage

Double doors to front with window to side.  
Power & light connected.

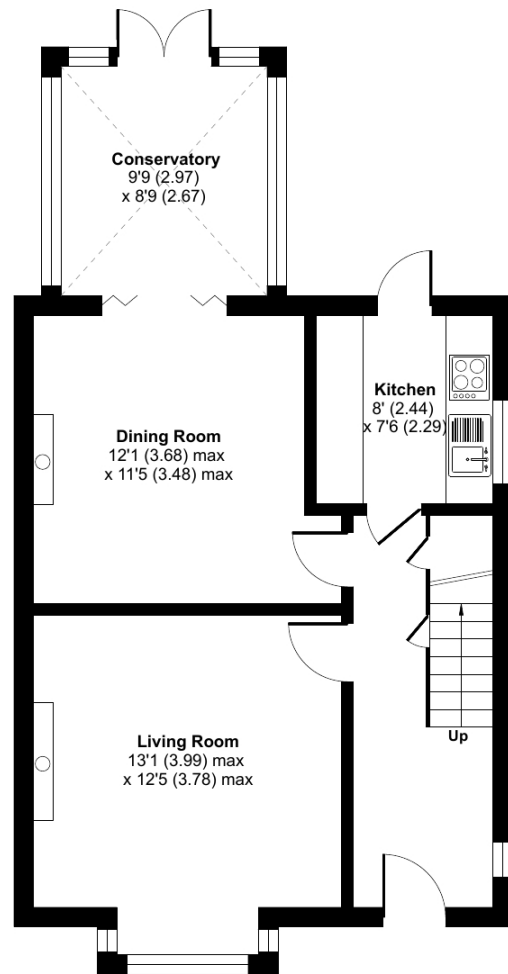
PRELIMINARY DETAILS - NOT YET  
APPROVED AND MAY BE SUBJECT TO  
CHANGES



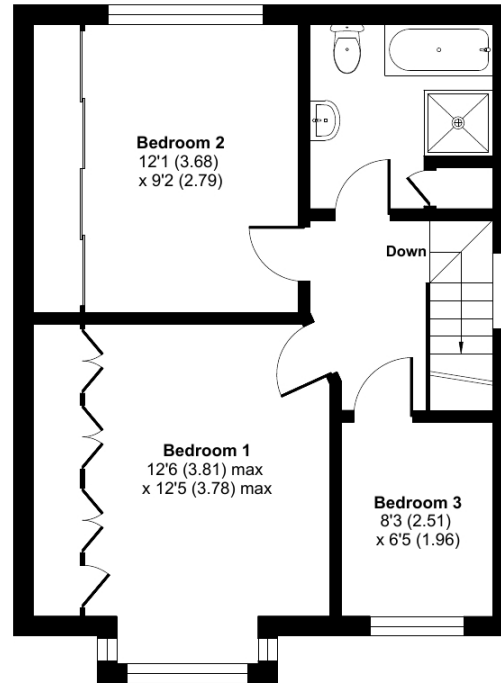
Approximate Area = 1098 sq ft / 102 sq m  
 Outbuilding = 159 sq ft / 14.7 sq m  
 Total = 1257 sq ft / 116.7 sq m

For identification only - Not to scale

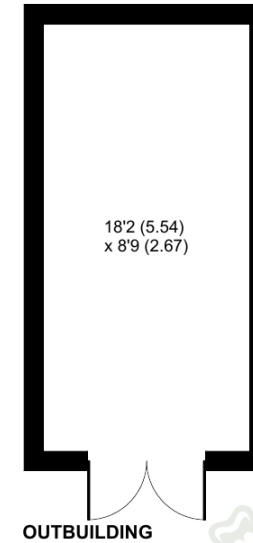
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		86
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	61	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



GROUND FLOOR



FIRST FLOOR



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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 965018

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Viewing by appointment only

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