



7, Annas Meadow

Shefford,
Bedfordshire, SG17 5SS
£375,000

country
properties

Built by Redrow Homes, this well-presented three-bedroom home is set within a quiet cul-de-sac and is offered in excellent condition throughout – just move in! The property benefits from two parking spaces, an EV charger and close to highly regarded schooling and amenities.

- Well presented - move straight in
- 10 year builders guarantee from new
- 14ft stylish kitchen/breakfast room with french doors opening onto rear garden
- Enclosed rear garden with gated side access to front
- Allocated off road parking for 2 cars and EV Charger
- Short drive to Arlesey station for direct rail links into London and Cambridge

Ground Floor

Entrance Hall

Stairs rising to first floor. Radiator. Wood effect flooring. Door to living room.

Living Room

14' 6" x 11' 11" (4.42m x 3.63m) Multi pane double glazed window to front. Radiator. Wood effect flooring. Door into Inner lobby

Inner Lobby

Storage cupboard. Wood effect flooring. Door into Kitchen/Diner and Cloakroom.

Cloakroom

Pedestal wash hand basin, low level WC. Radiator.

Kitchen/Dining Room

15' 0" x 10' 11" (4.57m x 3.33m) A range of wall and base units fitted with complementary work surface over. Cupboard housing combi boiler. Inset stainless steel sink and drainer fitted with mixer tap over. Built-in electric oven and 4 ring gas hob with stainless steel splashback & stainless steel extractor hood over. Space & plumbing for washing machine. Space for American fridge freezer. Double glazed doors with wing windows leading into rear garden. Radiator.

First Floor

Landing

Loft access. Radiator. Doors into all bedrooms & bathroom.



Bedroom 1

14' 6" x 8' 1" (4.42m x 2.46m) Multi pane double glazed window to rear. Radiator.

Bedroom 2

15' 0" x 7' 11" (4.57m x 2.41m) Multi pane double glazed window to front aspect. Radiator.

Bedroom 3

11' 1" x 6' 11" (3.38m x 2.11m) Multi pane double glazed window to rear aspect. Radiator.

Bathroom

Obscure double glazed window to front aspect. Three piece suite comprising fully enclosed bath with mains shower over and glass side screen. Low level WC. Pedestal wash hand basin. Radiator. Storage cupboard.

Outside

Front Garden

Paved pathway leading to front door. Shrub borders.

Rear Garden

Laid mainly to lawn with decked area. Timber shed (to remain). Pathway to gated access to front aspect.

Parking

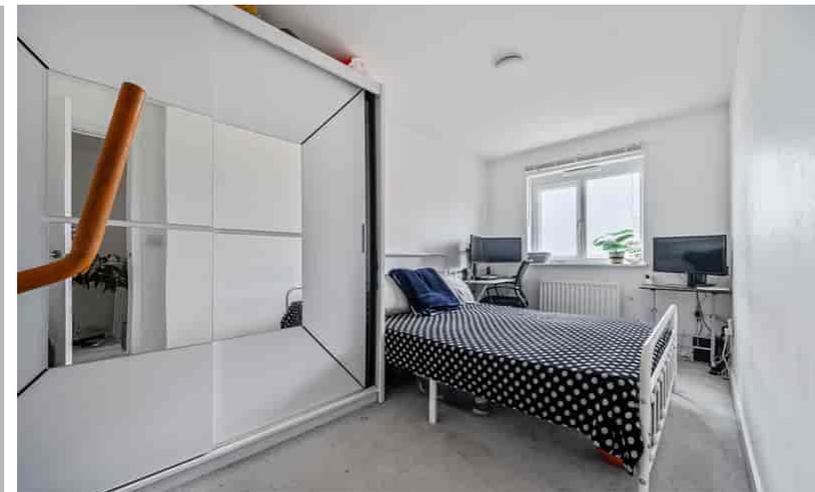
Allocated parking for 2 cars. EV charging point.

Agents Note

The vendor informs us there is a Trinity Estates service charge associated with this property of approx £150 every 6 months for communal areas, lighting etc.

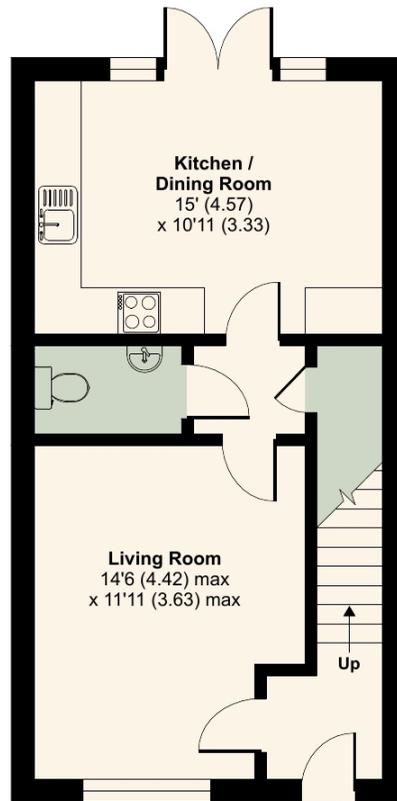
We advise any buyer to confirm this information with their legal representative prior to exchange of contracts.

For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: enquiries@mortgagevision.co.uk
PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES

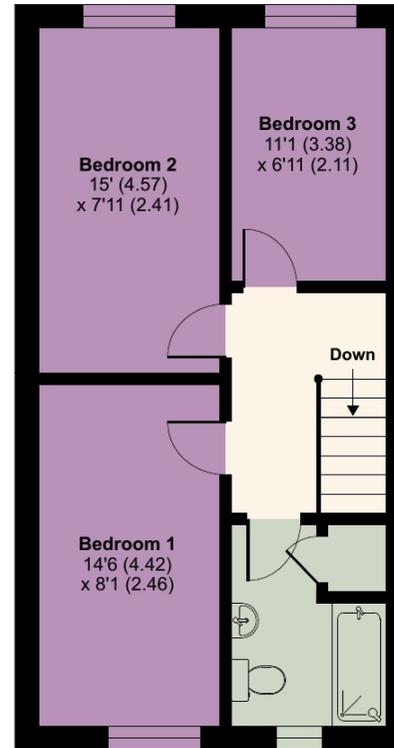


Approximate Area = 910 sq ft / 84.5 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		97
(81-91)	B		
(69-80)	C	85	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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). © n̄checom 2025. Produced for Country Properties. REF: 1383479



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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