



71a, Hitchin Road

Shefford,
Bedfordshire, SG17 5JB

Offers in excess of £335,000

Parking to the rear of 2 cars

country
properties

A modern, spacious two-bedroom mid-terrace period property offering over 1,000 sq ft of stylish, flexible accommodation and off road parking x 2 cars. The heart of the home is a stunning 20ft kitchen/dining/family room, featuring bi-folding doors that open out onto a raised decked area. Ideally located just a short stroll from Shefford and its excellent range of amenities.

- Beautifully presented throughout – just move in !
- Modern kitchen with quartz worksurfaces and integrated appliances
- Spacious 20ft kitchen/dining/family room
- Spacious 19ft lounge area
- Ground floor cloakroom & first floor family bathroom
- Bi-folding doors leading to balcony overlooking landscaped garden
- 2 Allocated parking spaces to rear

Ground Floor

Entrance

Composite door opening into:

Entrance Hall

Wood effect Amtico flooring. Part glazed door opening into:

Living Room

21' 0" x 19' 2" (6.40m x 5.84m) Double glazed window to front with bespoke fitted shutters. Three radiators. Wood effect Amtico flooring. Under stair storage cupboard. Stairs rising to first floor. Doors to kitchen/dining/family room. Door to cloakroom.

Cloakroom

White suite comprising low level flush wc and wash hand basin inset to vanity unit with cupboard under. Chrome heated towel rail. Wood effect Amtico flooring.

Kitchen/Dining/Family Room

20' 3" x 15' 3" (6.17m x 4.65m) A range of wall and base units with quartz worksurfaces and upstands. Butler sink with chrome swan neck mixer tap over. Integrated washing machine and dishwasher. Induction hob inset to work surface with granite splashback and stainless steel extractor hood over. Eye level oven and grill and combination microwave. Integrated fridge freezer. Cupboard housing wall mounted gas boiler. Wood effect Amtico flooring. Two radiators. Double glazed windows to rear. UPVC bi-folding doors with fitted blinds opening leading onto a decked area.



First Floor

Landing

Double glazed window to side fitted with bespoke fitted shutters. Airing cupboard. Access to loft space (not used). Storage cupboard. Doors to all rooms.

Bedroom 1

19' 0" x 14' 3" (5.79m x 4.34m) Dual aspect room with sloping ceilings and double glazed windows to front and rear with bespoke fitted shutters with internal blackout blinds. Two radiators.

Bedroom 2

9' 4" x 8' 11" (2.84m x 2.72m) Two double glazed windows to rear with bespoke fitted shutters. Radiator.

Family Bathroom

Four piece suite comprising low level flush WC, wash hand basin inset to vanity unit with cupboard under, panel enclosed bath with mixer tap and shower attachment over and enclosed fully tiled shower cubicle with rainfall shower head. Part tiled walls and tiled flooring. Extractor fan. Chrome heated towel rail.

Outside

Front Garden

Shingled area with steps to front door.

Rear Garden

Mainly laid to lawn enclosed by wooden panel fencing. Raised decked area with steps leading down to paved patio area. Timber summerhouse. Gated access to rear and to access parking area with two allocated parking space.

Agents Note

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



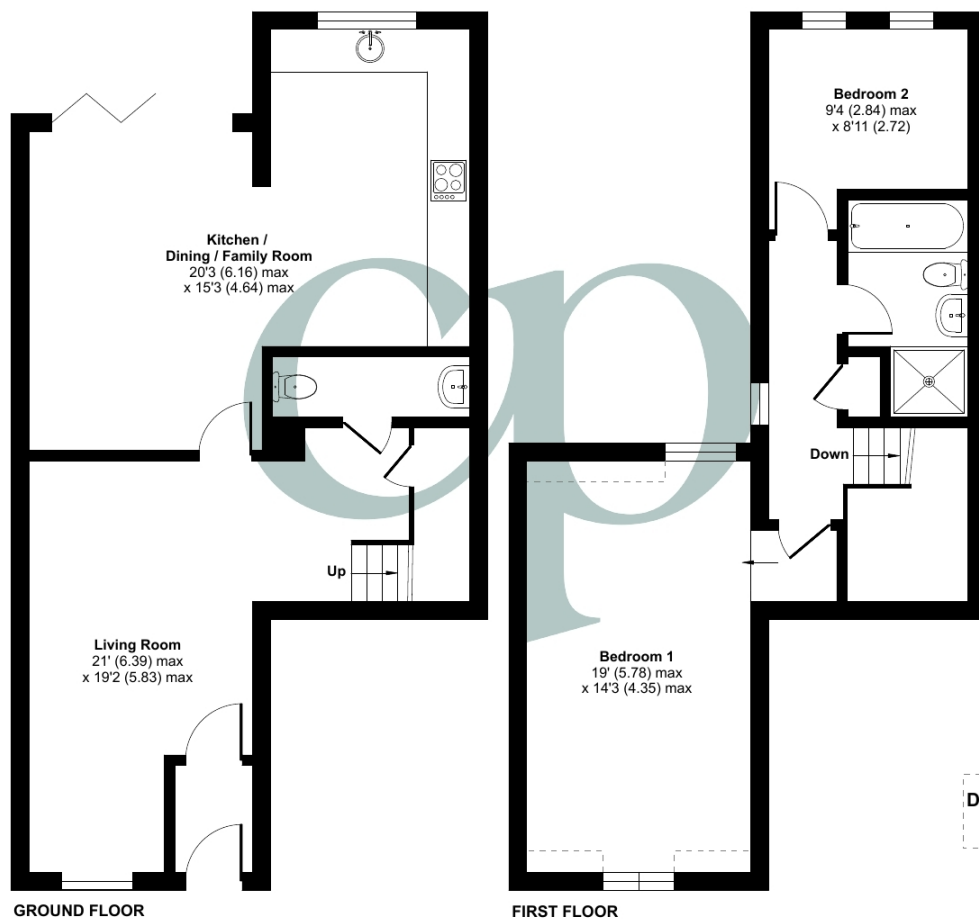


Approximate Area = 1059 sq ft / 98.3 sq m

Limited Use Area(s) = 13 sq ft / 1.2 sq m

Total = 1072 sq ft / 99.5 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

Denotes restricted
head height



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: 1358387

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Viewing by appointment only

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