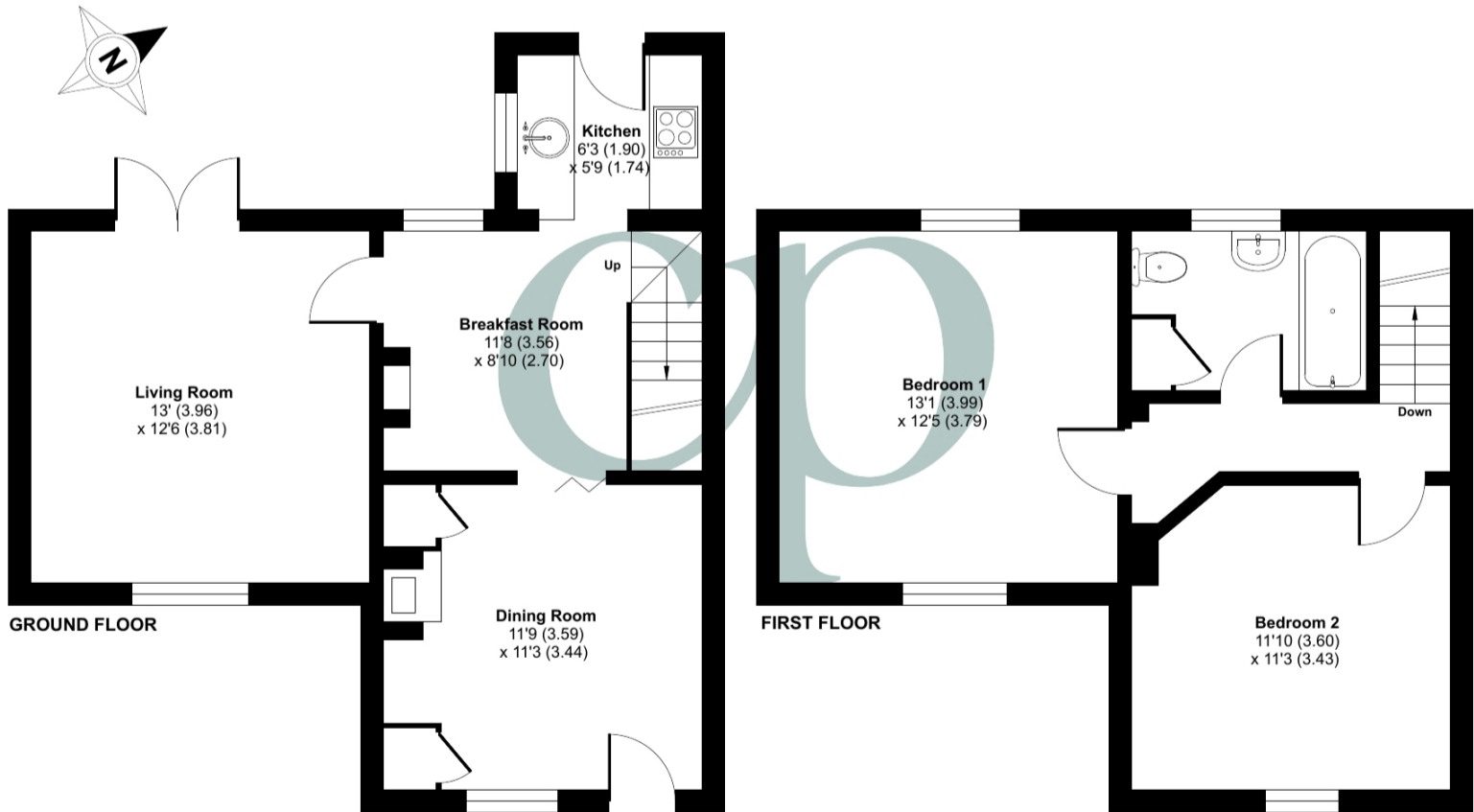




Approximate Area = 866 sq ft / 80.4 sq m  
For identification only - Not to scale

Energy Efficiency Rating				
	Current	Potential		
Very energy efficient - lower running costs				
(92+)	63	86		
A				
(81-91)				
B				
(69-80)				
C	63	86		
(55-68)				
D				
(39-54)	63	86		
E				
(21-38)				
F	63	86		
(1-20)				
G	63	86		
(1-20)				
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). © nichecom 2025. Produced for Country Properties. REF: 1345219

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

Country Properties | 46-48, High Street | SG17 5DG  
T: 01462 811822 | E: shefford@country-properties.co.uk  
www.country-properties.co.uk

This deceptively spacious extended 2 double bedroom cottage dating back to the 1850's is bursting with character and charm and benefits from a private enclosed garden. Just a short stroll to Shefford High Street with its amenities, highly regarded schooling & access to countryside walks

- Two double bedrooms
- Just a short stroll from Shefford High Street and local amenities
- Short commute to Arlesey station providing a direct link to London
- Highly regarded local schools
- Private enclosed rear garden with side access
- Separate Lounge & Dining Areas

GROUND FLOOR

Dining/Family Room

11' 9" x 11' 3" (3.58m x 3.43m) Enter into Dining/Family Room. Double glazed window to front. Radiator. Feature brick fireplace with Morso wood burning stove and alcove cupboards.

Folding door into Breakfast room.

Breakfast room

11' 8" x 8' 10" (3.56m x 2.69m) Radiator. Double glazed window to rear. Ceramic tiled flooring. Base cupboards with wooden work surfaces over. Space for fridge/freezer. Brick built feature fireplace. Stairs rising to first floor. Door into lounge. Opening to Kitchen

Kitchen

6' 3" x 5' 9" (1.91m x 1.75m) Step down to a range of eye & base level units with wood effect work surfaces over. Stainless steel sink & drainer unit with mixer tap. Electric freestanding oven with gas hob & extractor fan. Space for washing machine. Glazed door to rear garden.

Lounge

13' 0" x 12' 6" (3.96m x 3.81m) Dual aspect double glazed window to front & rear. Radiator. French doors to rear garden.



FIRST FLOOR

Landing

Doors to all rooms. Loft hatch. Boiler located in loft.

Bedroom 1

13' 1" x 12' 5" (3.99m x 3.78m) Dual aspect double glazed window to front & rear. Radiator. Exposed floorboards.

Bedroom 2

11' 10" x 11' 3" (3.61m x 3.43m) Double glazed window to front. Radiator.

Family Bathroom

Double glazed window to side. Three piece suite comprising panel enclosed bath with shower over. WC. Wash hand basin with vanity under storage cupboard. Radiator.

OUTSIDE

Front Garden

Wrought iron gate & pathway leading to front door. late borders with various hedges & shrubs. Further Area to side for bin storage.

Rear Garden

Private enclosed garden with paved patio area. Gate providing access to front. Various shrubs, apple tree and vines. Decked area.

AGENTS NOTE

The vendor informs us they have pedestrian access over the driveway to the left of the property to access their rear garden.

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 MAYBE SUBJECT TO CHANGES

