



Approximate Area = 959 sq ft / 89 sq m
Garage = 240 sq ft / 22.2 sq m
Total = 1199 sq ft / 111.2 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). © nichecom 2026. Produced for Country Properties. REF: 1418291



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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country properties

Situated within easy walking distance to Leagrave mainline station this 3 bedroom semi-detached home is well presented and is offered with ****No upward chain****

- A short walk to Leagrave mainline station
- ****No upward chain****
- Generous landscaped rear garden
- Gated access to paved driveway providing off road parking
- Single garage with power and light opening onto Sun room
- Downstairs shower room

Ground Floor

Entrance Porch

Multi pane window to front & side. Wood effect flooring. Door into Entrance hall

Entrance Hall

Radiator enclosed in decorative cover. Under stair storage cupboard. Oak flooring. Internal window to garage & door to garage. Stairs raising to first floor. Door leading to Living room, kitchen & shower room

Living Room

13' 10" x 11' 4" (4.22m x 3.45m) Double glazed bay window to front. Radiator. Oak flooring. Coal effect gas fire with marble hearth and timber surround.

Kitchen

11' 3" x 8' 8" (3.43m x 2.64m) A range of wall & base units with roll edge worksurfaces over. Inset sink & drainer unit with swan neck mixer tap over. Built in electric oven & hob with stainless steel extractor hood over. Space & plumbing for washing machine. Space for fridge freezer. Radiator. Tiled splashbacks. Double glazed window to rear. Obscure double glazed door onto rear garden.

Shower Room

Double shower cubicle. Wash hand basin, low level WC. Fully tiled walls. Obscure double glazed window to rear. Ceramic tiled flooring. Chrome heated towel rail.



First Floor

Landing

Multi pane double glazed window to front. Large airing cupboard housing wall mounted gas boiler, hot water tank & shelving. Doors into all rooms.

Bedroom 1

11' 6" x 9' 11" (3.51m x 3.02m) Double glazed window to front. Radiator. Wood effect flooring. Built in wardrobe with mirrored sliding doors.

Bedroom 2

12' 10" x 9' 4" (3.91m x 2.84m) Double glazed window to rear. Radiator.

Bedroom 3

9' 11" x 7' 11" (3.02m x 2.41m) Double glazed window to rear. Radiator. Wood effect flooring.

Outside

Front Garden

Paved driveway with brick retaining wall & wrought iron double gates.

Rear Garden

Large paved patio area. Laid mainly to lawn with a variety of well stocked mature flowers, shrubs & trees.

Garage

Single garage with up & over door. Obscure double glazed window to rear. Power & light. Door into Sunroom

Sunroom

10' 3" x 9' 0" (3.12m x 2.74m) Wood effect flooring. Double glazed double doors onto rear garden.

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

