



27, Hitchin Road

Shefford,
Bedfordshire, SG17 5JA
£450,000

country
properties

A well presented three bedroom semi detached home in this sought after location in Shefford with the scope to further extend/adapt the current layout subject to planning consent. The property has a lovely large family sized rear garden and is within walking distance to local amenities and highly regarded schooling.

- Potential to extend/adapt the current layout STPC
- 18ft kitchen/dining/family room - the heart of the home !
- Large family sized garden
- Contemporary re fitted bathroom suite
- Sought after cul de sac location in the popular market town of Shefford
- Single garage with power and light and lots of off road parking

FIRST FLOOR

Entrance Hall

Stairs rising to first floor. Radiator. Under stairs storage cupboard. Doors into living room and kitchen/dining/family room.

Living Room

13' 11" x 12' 4" (4.24m x 3.76m) Double glazed walk in bay window to front. Radiator. Feature open fireplace with log burning stove.

Kitchen/Dining/Family Room

10' 9" x 7' 10" (3.28m x 2.39m) A range of wall and base units with solid wood work surfaces over. Tiled splash backs. Stainless steel sink/drain unit with mixer taps over. Built in electric eye level double oven and 5 ring gas hob with stainless steel extractor hood over. Integrated dishwasher. Built in fridge freezer. Radiator. Door into inner lobby. Door into conservatory. Double glazed window to rear.

Conservatory

9' 1" x 8' 8" (2.77m x 2.64m) UPVC conservatory. Double doors into rear garden. Radiator

Inner Lobby

Doors into garage. Wood effect flooring. Barn style door into cloakroom/utility. Part glazed door to rear garden.



Cloakroom/Utility Room

Low level wc. Vanity wash hand basin. Space and plumbing for washing machine and tumble dryer with worksurfaces over. Fully tiled walls. Obscure double glazed window to rear. Heated towel rail.

Landing

Double glazed window to side. Doors into all rooms. Loft access. Loft housing a boiler.

Bedroom One

12' 6" x 12' 3" (3.81m x 3.73m) Master bedroom with double glazed window to front. Radiator. Double built in wardrobe and further fitted wardrobes.

Bedroom Two

12' 6" max x 10' 3" (3.81m max x 3.12m) Double glazed window to rear. Radiator. Recessed shelving.

Bedroom Three

8' 10" x 6' 10" (2.69m x 2.08m) Double glazed window to front. Radiator.

Bathroom

Re fitted contemporary bathroom suite comprising panel enclosed bath. Wash hand basin with vanity unit under. Low level wc. Fully tiled. Radiator. Wood effect flooring. Obscure double glazed window to rear and side.

OUTSIDE

Front Garden

Block paved driveway providing parking for several cars leading to garage. Slate borders. Further paved parking adjacent to the property Part glazed double glazed door through side passage to inner lobby.

Rear Garden

Large raised patio area. Steps down to lawn with flower and shrub borders. Power point. Water tap. Wooden storage shed (to remain).

Garage

Up and over door. Power and light. Side passage from front leading to storage area with door into inner lobby and access to garage.

** Preliminary details not yet approved by the owner **

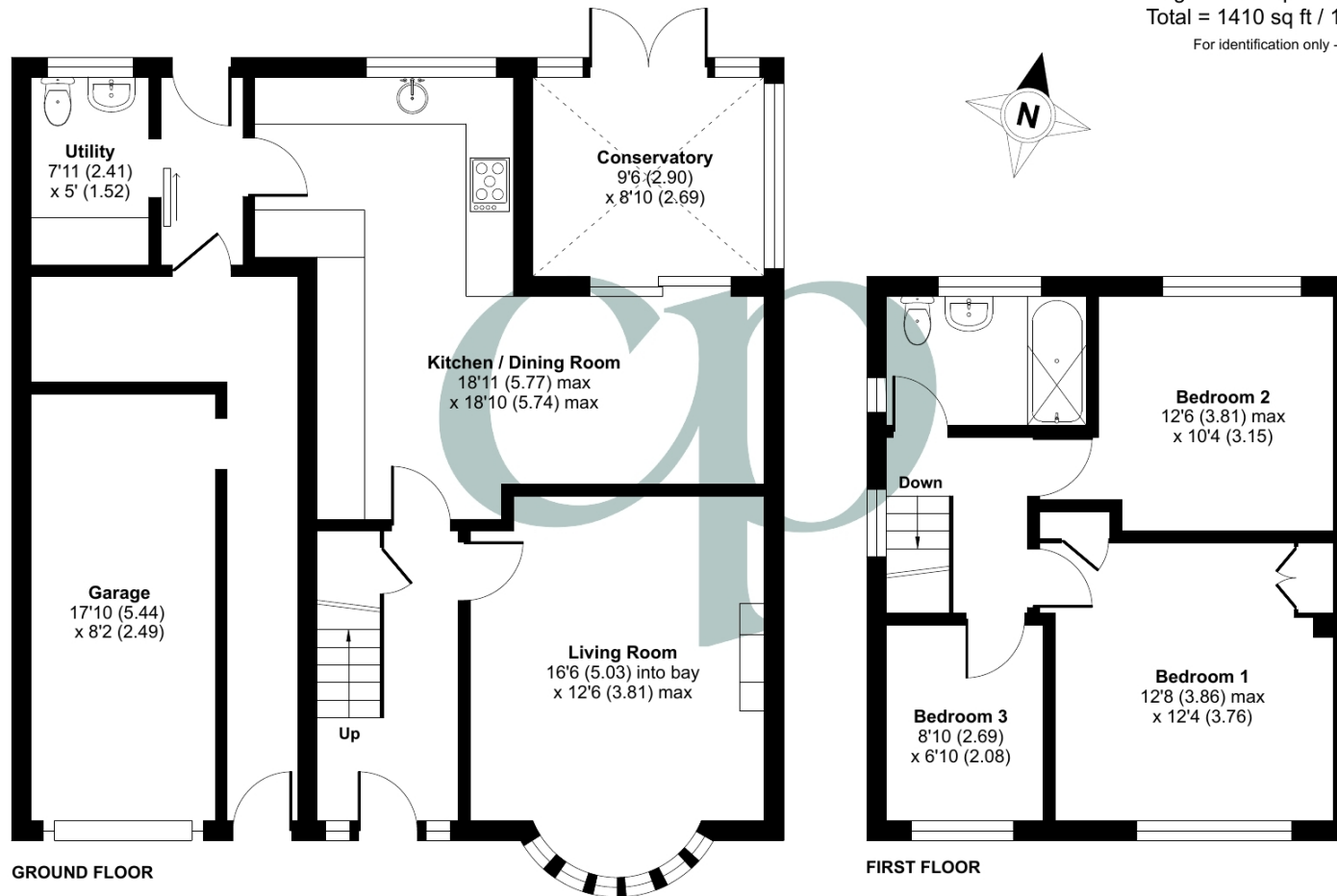


Approximate Area = 1268 sq ft / 117.8 sq m

Garage = 142 sq ft / 13.1 sq m

Total = 1410 sq ft / 131 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		82
(81-91)	B		
(69-80)	C	69	
(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 Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1167195

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Viewing by appointment only

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