



# 28, Town Meadow Drive

Shefford,  
Bedfordshire, SG17 5EF  
£300,000

country  
properties

Make your mark on this family home, extended to provide 4 bedrooms with a low maintenance rear garden and garage en-bloc, situated with only a short walk to High Street shops and amenities.

- Requiring complete refurbishment
- L-Shaped living/dining room
- First floor shower room with separate wc
- Double glazed windows and doors
- Well regarded local schooling
- Nearby countryside walks
- Single garage en-bloc to the rear
- Walking distance to town centre shops, pubs, restaurants and amenities

#### GROUND FLOOR

Entrance Porch

Cupboard with shelving. Door into:

Living/Dining Room

23' 9" x 15' 6" (7.24m x 4.72m) L-Shaped dual aspect room with double glazed windows to front. Stairs rising to first floor accommodation. Electric storage radiator. Door into:

Living Room

15' 6" x 6' 0" (4.72m x 1.83m) Window and door to rear garden.

Kitchen

11' 9" x 7' 8" (3.58m x 2.34m) A range of wall and base units with complementary worksurfaces and tiled splashbacks. Inset stainless steel sink with drainer and mixer tap over. Fitted electric oven & hob with stainless steel extractor hood over. Space for fridge. Space and plumbing for washing machine. Double glazed window to front.

#### FIRST FLOOR

Landing

Cupboard housing hot water cylinder with shelving. Doors into all rooms.



#### Bedroom 1

11' 2" x 9' 9" (3.40m x 2.97m) Double glazed window to front. Electric storage radiator.

#### Bedroom 2

15' 8" x 6' 6" (4.78m x 1.98m) Double glazed window to rear. Electric storage radiator.

#### Bedroom 3

9' 10" x 9' 0" (3.00m x 2.74m) Double glazed window to rear. Electric storage radiator.

#### Bedroom 4

12' 6" x 6' 0" (3.81m x 1.83m) Double glazed window to side. Electric storage radiator.

#### WC

Low level wc. Tiled splashbacks. Obscure double glazed window to front.

#### Shower Room

Walk-in shower bath and pedestal wash hand basin. Extractor. Partially tiled walls. Obscure double glazed window to front.

#### OUTSIDE

##### Front Garden

Paved pathway to front door with gated access to the rear garden.

##### Rear Garden

Paved garden with gated access leading to the front.

##### Garage

Single garage en-boc with up & over door to front.

PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES

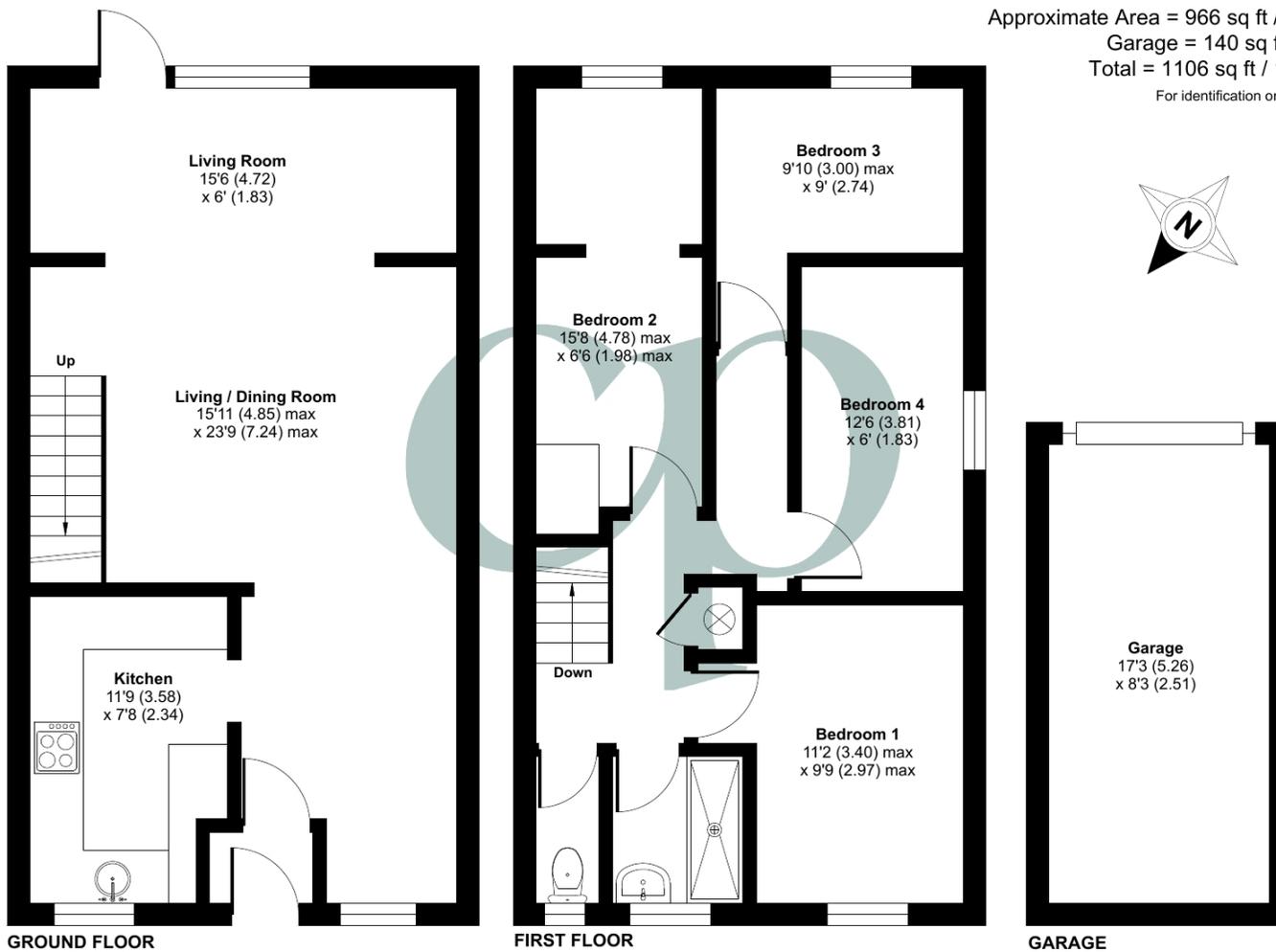


Approximate Area = 966 sq ft / 89.7 sq m

Garage = 140 sq ft / 13 sq m

Total = 1106 sq ft / 102.7 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	55	
(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: 1098070

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

## Viewing by appointment only

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