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35, Heronslee  
Shefford,  
Bedfordshire, SG17 5FQ  
Offers in Excess of: £425,000

Viewing by appointment only

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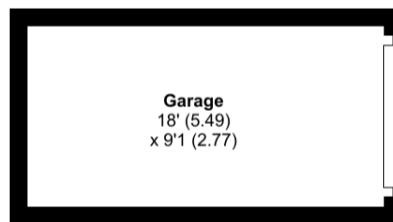


This beautifully presented 4 bedroom town house offers stunning views of the river, the property is located within a quiet sought after cul-de-sac location just a short walk to the bustling High Street shops, amenities, and well regarded schooling.

- Stylish and contemporary finish throughout - A credit to the owners, just move in!
- Separate utility and ground floor cloakroom
- Single garage with power/light and off road parking in front
- Ground floor dining/family room with french doors opening onto the rear garden
- First floor living room with french doors opening onto a large balcony with stunning views of the river
- Viewing is essential to fully appreciate this beautiful home

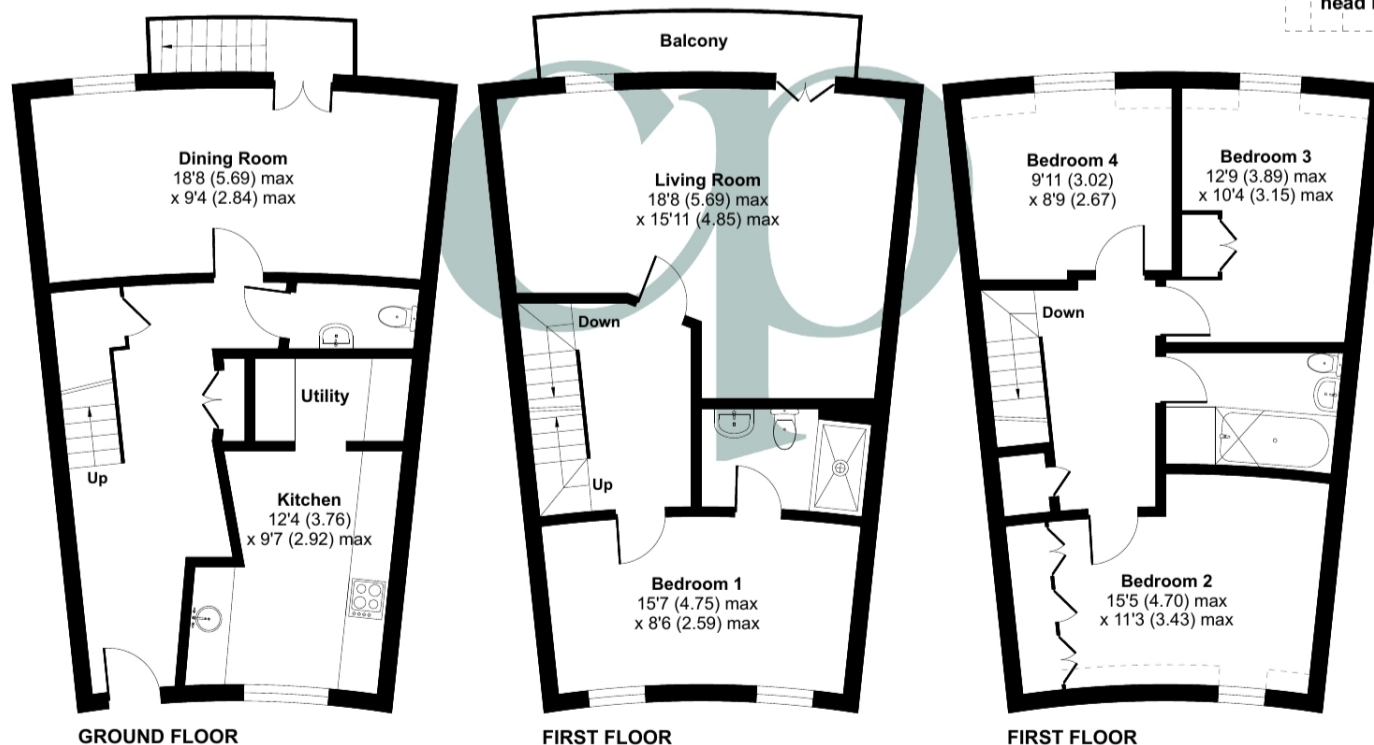


## Floor Plans

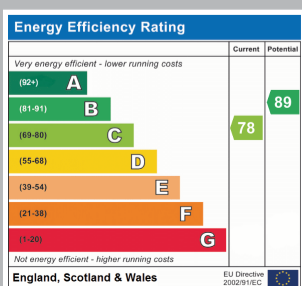


Approximate Area = 1558 sq ft / 144.8 sq m  
 Limited Use Area(s) = 23 sq ft / 2.1 sq m  
 Garage = 165 sq ft / 15.3 sq m  
 Total = 1746 sq ft / 162.2 sq m  
 For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1112594



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.





**Ground Floor**

**Entrance Hall**

Stairs rising to first floor with understairs storage cupboard. Alarm control panel. Radiator. Oak flooring.

**Cloakroom**

White suite comprising wc with concealed cistern and pedestal wash

hand basin with tiled splashback.

Extractor fan. Radiator. Ceramic tiled flooring.

**Kitchen**

12'4" x 9'7" (max) (3.76m x 2.92m) A range of wall and base units with stone work surfaces and upstands. Inset

stainless steel sink with stone drain and mixer tap over. Integrated AEG

fridge/freezer and dishwasher. Fitted eye level electric double oven. Inset gas hob

with glass splashback and stainless steel extractor hood over. Gas boiler enclosed

in wall cupboard. Karndean flooring.

**Utility Room**

A range of wall and base units with stone work surfaces and tiled splashbacks.

Space for plumbing for washing

machine. Space for tumble dryer.

Radiator. Karndean flooring.

**Dining/Family Room**

18'8" (max) x 9'4" (max) (5.69m x 2.84m)

Double glazed window with fitted

shutters, overlooking the rear garden. Two radiators. Oak flooring. Double glazed

French doors opening onto decked balcony, enclosed by wrought iron railings

with steps leading down to the rear garden.

**First Floor**

**Landing**

Stairs rising to second floor accommodation. Radiator. Doors into

bedroom 1 and living room.

**Living Room**

18'8" (max) x 15'11" (max) (5.69m x 4.85m)

Double glazed window and French doors

opening onto the decked balcony, enclosed by wrought iron railings. Two

**Bedroom 1**

15'7" (max) x 8'6" (max) (4.75m x 2.59m) Two double glazed windows to front with fitted shutters. Built-in wardrobes

providing shelving and hanging space. Radiator. Door into:





### En-Suite Shower Room

White suite comprising double shower enclosure, wc with concealed cistern and wash hand basin inset to vanity unit. Partially tiled walls and ceramic tiled flooring. Shaver point. Extractor fan.

### Second Floor

#### Second Floor Landing

Airing cupboard housing Megaflor hot water tank with shelving. Separate storage cupboard.

#### Bedroom 2

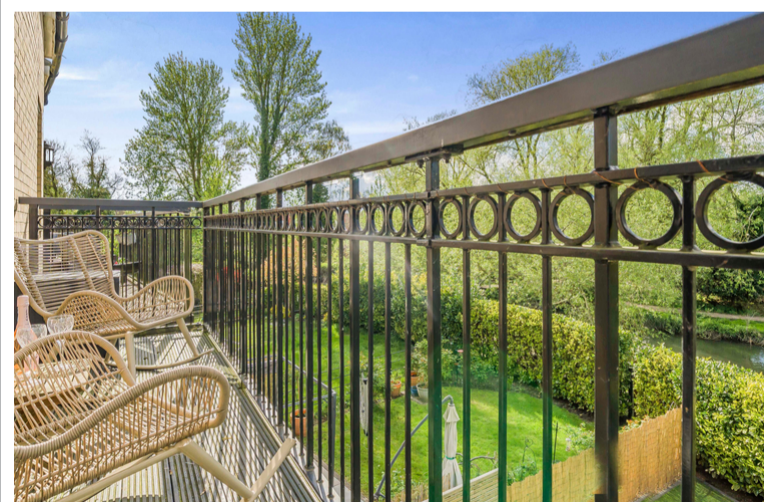
15' 5" (max) x 11' 3" (max) (4.70m x 3.43m) Double glazed window to front, with fitted shutters. Radiator. Fitted wardrobe into recess.

#### Bedroom 3

12' 9" (max) x 10' 4" (max) (3.89m x 3.15m) Double glazed window to rear. Radiator. Access to partially boarded loft space with power & light. Built-in wardrobe.

#### Bedroom 4

9' 11" x 8' 9" (3.02m x 2.67m) Double glazed window to rear. Fitted desk and drawer unit. Radiator.



### Family Bathroom

White suite comprising 'P' shaped bath with shower over and curved glass side screen, wc with concealed cistern and wash hand basin inset to vanity unit. Part tiled walls and ceramic tiled flooring. Extractor fan.

### Outside

#### Front Garden

Enclosed by dwarf wall and wrought iron railings with paved pathway leading to front door.

#### Garage

18' 0" x 9' 1" (5.49m x 2.77m) Up & over door with power and light connected. Roof void storage space. Block paved parking for one car to front.

#### Rear Garden

Fully enclosed rear garden laid to artificial lawn with Indian stone paved patio area and laurel hedging to the rear. Gated access to rear.

### Agent Note:

The owner advises there is a service charge of £210.00 per annum. This covers the insurance, lighting and maintaining the communal areas.

We advise any buyer to check this information with their legal representative prior to exchange of contracts.

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