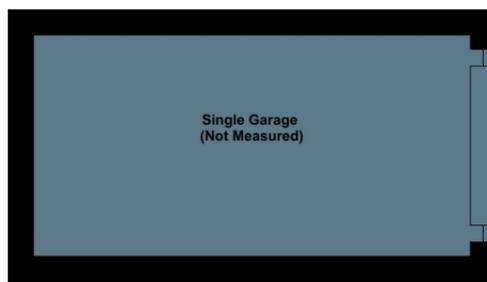
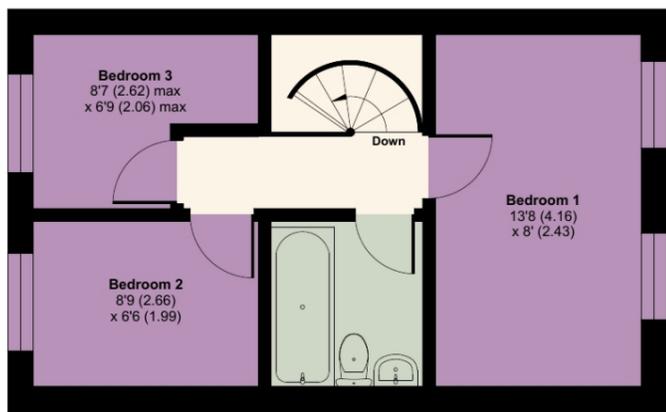
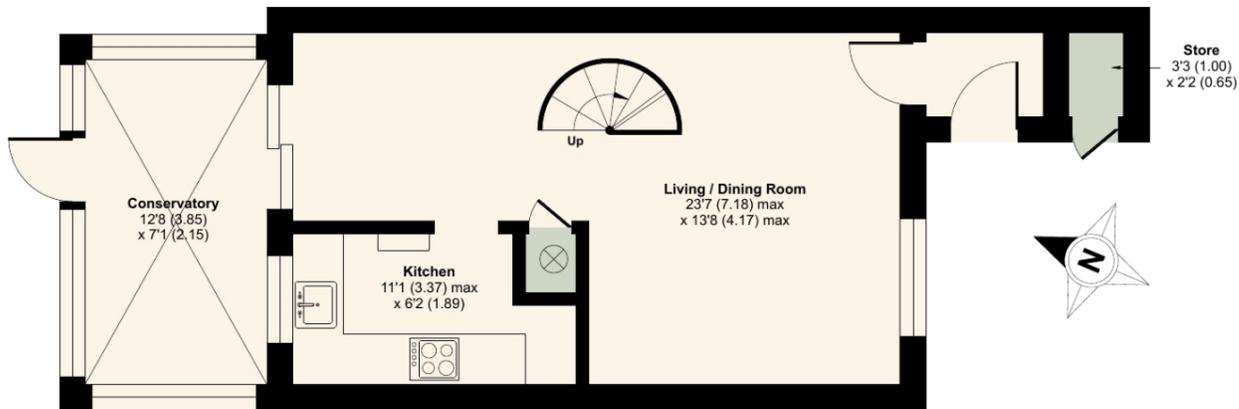




Approximate Area = 764 sq ft / 70.9 sq m (excludes single garage)
 Outbuilding = 7 sq ft / 0.6 sq m
 Total = 771 sq ft / 71.5 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

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: 1424002



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

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

Offered with no upward chain, this 3-bedroom home benefits from a green outlook to the front, a good-sized rear garden, and a garage en bloc, perfect for first-time buyers or growing families

- Single garage en bloc
- ** OFFERED WITH NO UPWARD CHAIN**
- 12ft Conservatory with door onto garden
- Sought after location with excellent commuter links
- Well regarded local schools
- Feature spiral staircase to 1st floor

Ground Floor

Entrance Porch

Door leading into entrance hall with door leading to living/dining room.

Living/Dining Room

23' 7" x 13' 8" (7.19m x 4.17m) Double glazed window to front. Wood panelling. Wood effect flooring. Radiator. Door to airing cupboard housing hot water tank. Spiral staircase raising to first floor. Double glazed sliding patio doors leading to conservatory. Opening leading to kitchen.

Kitchen

11' 1" x 6' 2" (3.38m x 1.88m) Double glazed window to conservatory. A range of wall & base units with complementary work surface over. Stainless steel one & a half bowl sink with drainer, fitted with swan neck mixer tap over. Electric eye-line oven with 4 ring electric hob with stainless steel extractor hood over. Space for washing machine.

Conservatory

12' 8" x 7' 1" (3.86m x 2.16m) Fully glazed with door leading to garden. Wood effect flooring. Wall mounted electric heater.

First Floor

Landing

Doors leading to all rooms.



Bedroom 1

13' 8" x 8' 0" (4.17m x 2.44m) Two double glazed windows to front. Wood flooring. Radiator.

Bedroom 2

8' 9" x 6' 6" (2.67m x 1.98m) Double glazed window to rear. Wall panelling. Wood effect flooring. Radiator.

Bedroom 3

8' 7" x 6' 9" (2.62m x 2.06m) Double glazed window to rear. Wood effect flooring. Radiator.

Bathroom

Three piece suite comprising of: Panelled enclosed bath fitted with telephone style taps & wall mounted shower, low level WC, pedestal wash hand basin. Ceramic tiled flooring. Radiator.

Outside

Front Garden

Pathway leading to front door with lawn area & hedges to either side. External power point.

Store

3' 3" x 2' 2" (0.99m x 0.66m) Brick outbuilding.

Rear Garden

Mainly laid to lawn with patio area. Pathway leading to rear gated access. Wall & hedge perimeter.

Garage

Up & over door.

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

