



Lychmead, Clifton, Shefford, Bedfordshire. SG17 5EZ







## 4 Bedroom Detached House

### Sale by Tender £500,000 Freehold

SALE BY TENDER- we are pleased to offer this lovely family home consisting of four double bedrooms, a double length garage and comes with a mass of opportunity to update. Ready to view! Offers need to be submitted by the 12th November 2025.

- Four double bedrooms
- CHAIN FREE
- Double length garage
- Cul-de- sac location
- Potential to extend (STP)
- In need of modernisation
- SALE BY TENDER
- Low maintenance rear garden
- Popular area for families
- EPC rating D. Council tax band E

**Ground Floor:****Entrance Hallway:**

Laid to carpet with WC and under stairs storage cupboard. Entrance to:

**Living Area:**

Abt. 16' 4" x 15' 2" (4.98m x 4.62m) Laid with carpet with brick feature wall and double doors opening onto dining area.

**Dining Area:**

Abt. 11' 9" x 15' 2" (3.58m x 4.62m) Carpeted with sliding door to rear garden and entrance into kitchen.

**Kitchen:**

Abt. 8' 3" x 13' 1" (2.51m x 3.99m) Fitted with a range of worktops with plumbing for a variety of appliances. Splash back tiling and stainless-steel sink wash basin overlooking rear garden.

**First Floor:****Principal Bedroom:**

Abt. 12' 9" x 11' 5" (3.89m x 3.48m) Laid with carpet with fitted wardrobes and radiator.

**Bedroom Two:**

Abt. 12' 0" x 9' 6" (3.66m x 2.90m) Laid with carpet, radiator and fitted curtains.

**Bedroom Three:**

Abt. 8' 3" x 9' 4" (2.51m x 2.84m) Laid with carpet, radiator.

**Bedroom Four:**

Abt. 8' 9" x 9' 7" (2.67m x 2.92m) Laid with carpet, radiator.

**Family Bathroom:**

Fitted tub with shower attached, low level flush WC and sink wash basin.

**Outside:****Front Garden:**

Concrete driveway with parking for multiple vehicles, Grass area with lawn and shrubs and up and over front garage door.



**Rear Garden:**

Laid to lawn surrounded by conifers, plants and shrubs. Side access to garage and access into dining area and kitchen area.

**Additional Information:****About the Area:**

Clifton is a sought after village locally known for its duck pond. The village has local amenities including a pub, an Indian restaurant and a local shop/post office. Locally there is a village lower school which feeds into Henlow C of E Academy and then onto Samuel Whitbread Academy. The village is convenient for the commuter with the A1 a short drive away and approximately 2 miles away is Arlesey train station which has regular train services to London Kings Cross.

**Anti-Money Laundering:**

Anti-Money Laundering (AML): It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

**Agents Note:**

Draft details yet to be approved by the vendor and maybe subject to change.





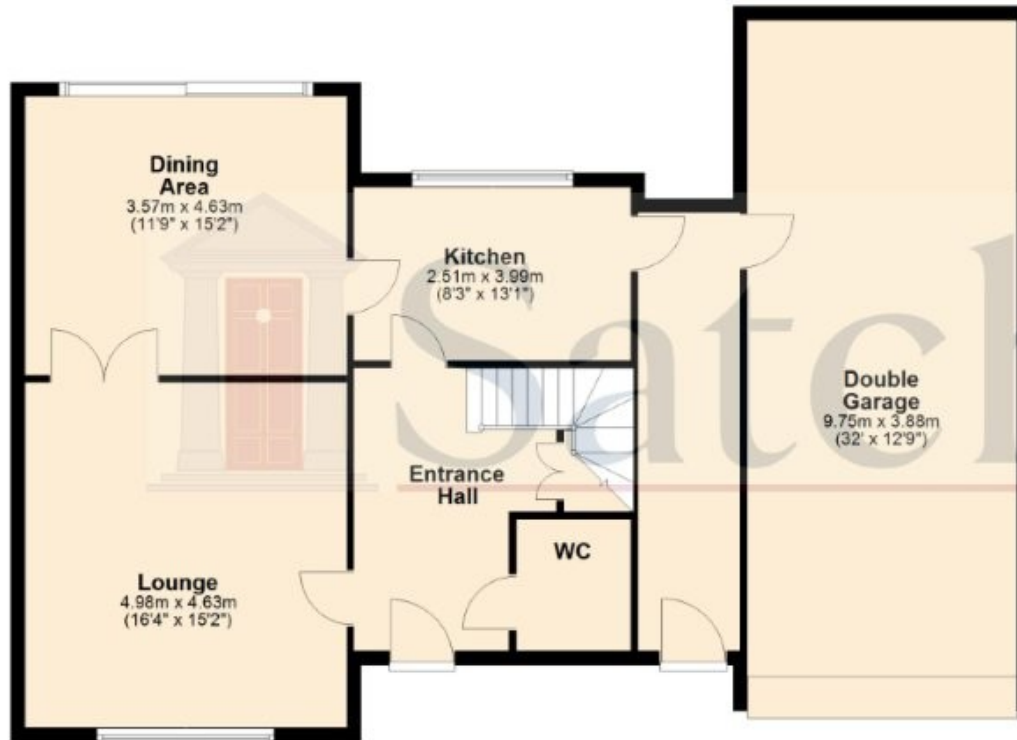


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

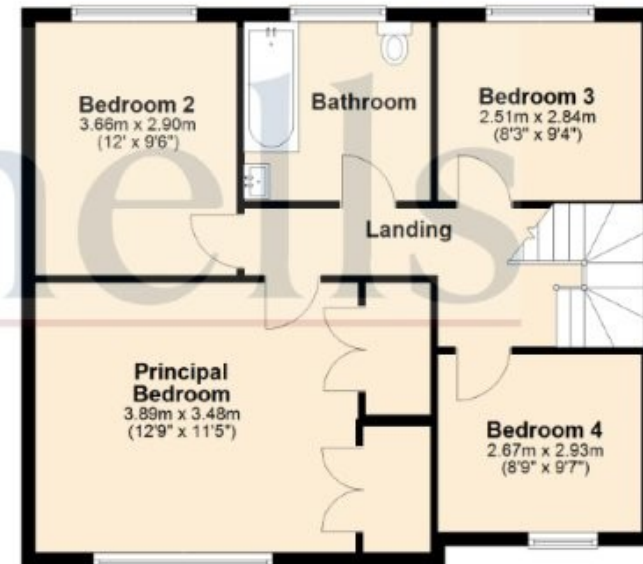




## Ground Floor



## First Floor



For illustration purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.  
Plan produced using PlanUp.