



39, New Street
Shefford,
Bedfordshire, SG17 5BW
£325,000

*country
properties*

A charming two/three-bedroom cottage just a short walk from Shefford High Street, offering flexible accommodation, a conservatory, downstairs bathroom, and upstairs shower room. Shefford offers regular bus links, highly regarded schooling and close to Arlesey for rail links into London.

- Beautifully presented - just move in !
- Stylish newly fitted kitchen
- Downstairs bathroom & stylish refitted first floor shower room
- Study/Bedroom 3
- Enclosed private rear garden for those al fresco evenings
- A short stroll to the heart of shefford its amenities, locally schooling and countryside walks

Ground Floor

Living Room

11' 5" x 11' 0" (3.48m x 3.35m) Enter via part glazed front door into Living room. Wood effect flooring. Radiator. Exposed beams. Double glazed window to front. Opening into Kitchen/Breakfast Room

Kitchen/Breakfast Room

14' 0" x 10' 8" (4.27m x 3.25m) Newly fitted kitchen with a range of eye & base level units with complementary work surfaces over. Space for fridge freezer. Space for washing machine. Pull out recyclable bins. Integrated dishwasher. Induction hob, Electric oven with integrated extractor over. Tiled splashbacks. Ladder radiator. Wood effect flooring. Under stair storage cupboard. Stairs rising to first floor. Fully glazed door into Inner lobby. Open into Conservatory. Door into Bathroom.

Inner Lobby

Wood effect flooring. Doors into bathroom and Conservatory.

Bathroom

Three piece suite comprising panel enclosed bath. Pedestal wash hand basin. WC. Part tiled walls. Heated towel rail. Obscure double glazed window into Conservatory.



Conservatory

12' 5" x 8' 2" (3.78m x 2.49m) Built on a brick base with double glazed windows to rear. Tiled flooring. Radiator. French doors onto rear garden with wing windows. Fully glazed door to side.

First floor

Landing

Double glazed window to front. Loft access. Doors to all Bedrooms & Bathroom.

Bedroom One

12' 0" x 10' 0" (3.66m x 3.05m) Double glazed window to front. Freestanding mirrored wardrobes (by separate negotiation). Radiator.

Bedroom Two

12' 1" x 5' 9" (3.68m x 1.75m) . Double glazed window to rear. Radiator.

Bedroom Three/Study

14' 2" x 5' 5" (4.32m x 1.65m) Double glazed window to rear. Radiator. Door to En-suite

Shower Room

Re fitted three piece suite comprising separate shower cubicle, WC, pedestal wash hand basin. Wall mounted boiler enclosed in cupboard.

Outside

Rear Garden

Partial walled enclosed garden with large paved patio area. Mainly laid to lawn with raised flower & shrub borders. Leading to further patio area. Wooden shed (to remain). The owner advises there is a right of way for No. 39 across the garden of the neighbouring property of No.41. Gated access to driveway.

AGENT NOTE

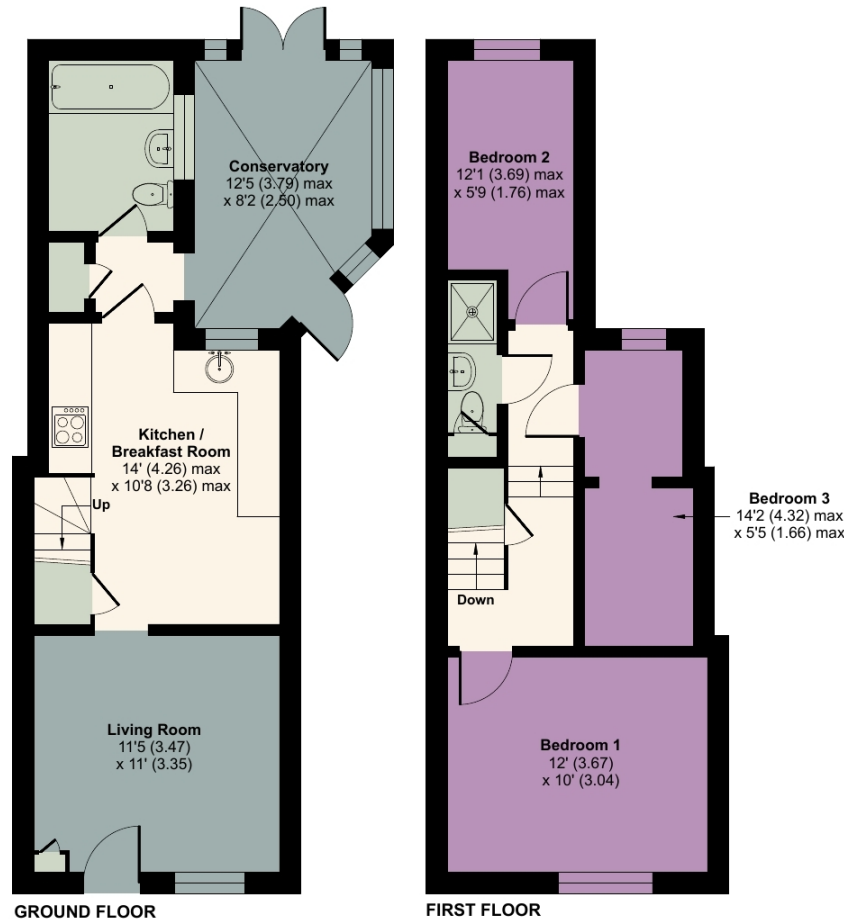
For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: enquiries@mortgagevision.co.uk

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



Approximate Area = 816 sq ft / 75.8 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		
(55-68)	D	66	
(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 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2026. Produced for Country Properties. REF: 1438000



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Viewing by appointment only

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