



**Fildyke Road, Meppershall   Offers in Excess of £475,000**



Chain-free and realistically priced – whether you're upsizing from a flat, downsizing from a family home, or looking for a project with promise, this is a rare chance to get in early | A proper bungalow with long-term potential – already extended and converted, but with space and flexibility to make it truly yours | The main living room is a generous size – plenty of wall space for furniture, natural light from two sides, and room to relax or entertain in comfort | A second reception room offers options – a dining area, hobby space, or even a home office with a garden view | The kitchen isn't brand new, but it's a great size – space for a breakfast table and a clear view over the garden while the kettle's on | The ground floor bedroom makes day-to-day living easy – no need to navigate stairs if you don't want to, or ideal for visiting guests | Upstairs is a large second bedroom with good head height and useful eaves storage – great for teens, sleepovers, or a live-in carer if ever needed | The bathroom has both a bath and shower – perfect for quick mornings or long evening soaks, depending on the mood | The garden is wider than most and feels properly usable – plenty of lawn, established planting, and patio space for a table or a few late afternoon drinks | Meppershall gives you village life with real-world links – the A507 and A6 are close by, so you're never far from Hitchin, Shefford or Bedford |



There's a reason bungalows are always in demand - and it's not just about having everything on one level. It's about flexibility, future-proofing, and finding a home you can settle into for the long haul. And that's exactly what this one offers.

Tucked back from the road on a generous 0.10-acre plot, this detached bungalow gives you the kind of space - inside and out - that many homes in this price range simply don't. It's had a loft conversion and rear extension added over the years, creating a second bedroom upstairs and adding more usable room on the ground floor. It hasn't been modernised recently, but it's been looked after - and the opportunity here is clear.

The main living room sits to the front of the house, with a wide bay window that brings in good natural light and plenty of floor space for furniture. It's easy to imagine this as the place to unwind - whether it's Sunday papers, boxsets or a glass of wine in the evening.

Toward the back, the kitchen gives you a blank canvas to work with - already a decent size, with potential to open up into the adjoining conservatory and really connect it to the garden. There's plenty of storage, and the layout makes day-to-day life simple, with everything close at hand.

Just off the central hallway is a second reception room that's had various uses over the years — from dining room to hobby space. Whether you need somewhere to eat, work, or simply spread out, it's a flexible area that adapts to whatever life throws your way. The downstairs bedroom is a generous double, and being on the same level as the bathroom makes it ideal if you want a home that can adapt to your needs long-term. The bathroom is a good size, with a walk-in shower and built-in storage. It's a practical space that does the job well — whether it's setting you up for the day with an invigorating morning shower, or winding down in the evening and washing the day away. There's also plenty of scope to modernise and make it your own over time.

Head upstairs and you'll find a second double bedroom tucked into the loft conversion - complete with eaves storage and a warm, peaceful feel. It's a great guest room, office, or even a teenager's hideaway.



The garden is a real standout. It's not just big - it's well proportioned, with a wide patio, long lawn and scope to do something meaningful with it. Think garden studios, play space, or just somewhere to make the most of sunny days and weekend BBQs.

Own a car or two? Out front, the driveway provides easy off-road parking for several vehicles, and there's still a sense of space and privacy from the street.

Meppershall has a loyal following - it's the kind of village people grow into and rarely want to leave. There's countryside all around, a friendly local community, and good connections by road to Hitchin, Shefford, and beyond. You feel like you've stepped away from the noise, without being cut off.

This isn't a polished show home, and it won't suit someone looking for perfect finishes. But if you're ready to roll up your sleeves and want something you can shape, enjoy and grow into - it's a great starting point. No chain. No delays. Just a chance to make your next chapter count.

**| ADDITIONAL INFORMATION**

Council Tax Band - D

EPC Rating - TBC

**| GROUND FLOOR**

Living Room: Approx 15' 3" x 12' 6" (4.66m x 3.81m)

Kitchen: Approx 13' 0" x 12' 6" (3.97m x 3.80m)

Conservatory: Approx 10' 0" x 10' 0" (3.04m x 3.04m)

Reception Room: Approx 12' 0" x 11' 8" (3.66m x 3.55m)

Bedroom Two: Approx 12' 0" x 12' 0" (3.65m x 3.65m)

Shower Room: Approx 6' 9" x 5' 7" (2.06m x 1.70m)

**| FIRST FLOOR**

Bedroom One: Approx 13' 3" x 11' 5" (4.04m x 3.48m)

En-suite Toilet: Approx 5' 10" x 3' 7" (1.78m x 1.09m)

**| OUTSIDE**

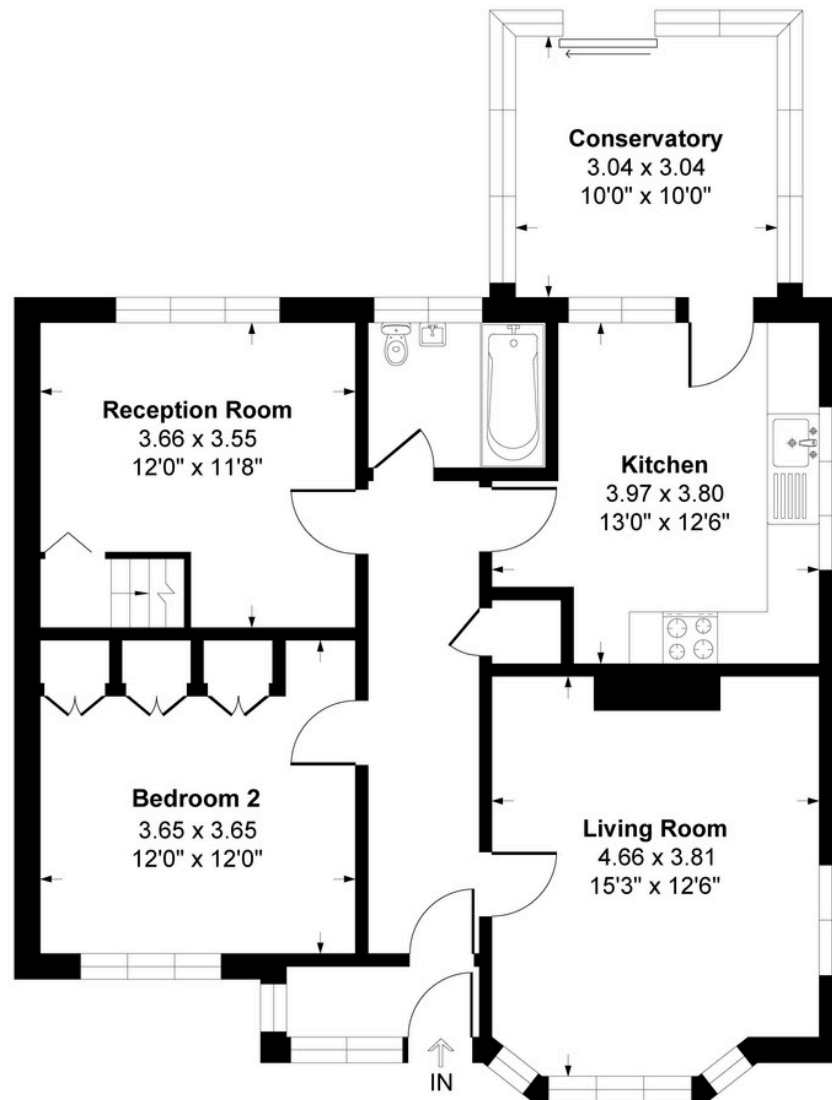
Driveway providing off road parking for two cars

Mature rear garden with gated access to the front



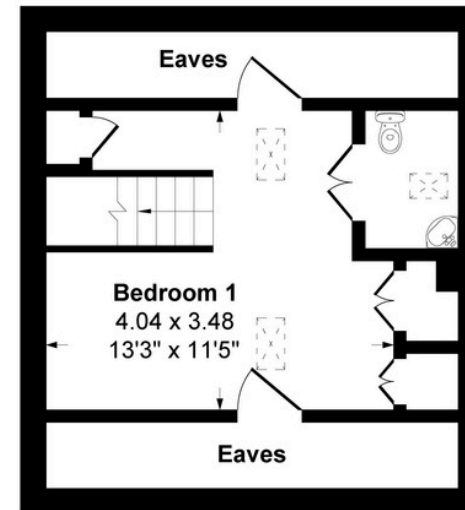
## Ground Floor

Approx. 83.7 sq. metres (901.7 sq. feet)



## First Floor

Approx. 16.6 sq. metres (179.4 sq. feet)



Total area: approx. 100.4 sq. metres (1081.1 sq. feet)

For guide purposes only. This plan is NOT TO SCALE and is intended to illustrate the general layout of the property and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, system and appliances shown have not been tested and no guarantee as to their operability can be given.









## Need to book a viewing?

If you would like to view this property please contact the team on 01462 419329 or e-mail us at: [info@leysbrook.co.uk](mailto:info@leysbrook.co.uk)

### Leysbrook Team

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