



# 45, Bridge View

Shefford,  
Bedfordshire, SG17 5FT  
O.I.E.O £416,500

country  
properties

A beautifully presented four bedroom family home set in a small cul-de-sac, just a short stroll to the town centre, offered with no upward chain.

- Three double bedrooms
- Fully integrated kitchen/breakfast room with feature walk-in bay window
- Useful ground floor cloakroom
- Single garage and off road parking
- Offered with no upward chain
- Master Bedroom with walk in wardrobe and contemporary en suite shower room

## Ground Floor

### Entrance Hall

Stairs rising to first floor with under stairs storage cupboard. Ceramic tiled flooring. Alarm control panel. Radiator. Doors to kitchen/breakfast room, living/dining room and cloakroom.

### Cloakroom

Suite comprising low level flush wc and pedestal mounted wash hand basin. Tiled splashbacks and ceramic tiled flooring. Radiator.

### Kitchen/Breakfast Room

16' 2" (into bay) x 9' 4" (max) (4.93m x 2.84m) A range of wall and base level units with rolled edge worksurfaces and upstands with complementary tiled splashbacks. Stainless steel one & half bowl sink and drainer unit with mixer tap over. Built in eye level electric eye level double oven & grill. Inset five ring gas hob with stainless steel splashback and extractor hood over. Integrated fridge/freezer, dishwasher and washing machine. Ceramic tiled flooring. Radiator. Walk in bay window with double glazed sash window to front.

### Living Room/Dining Room

16' 1" x 11' 9" (4.90m x 3.53m) Double glazed window and French doors opening onto the rear garden. Wood flooring. Radiator.

## First Floor

### Landing

Double glazed window to rear. Airing cupboard housing Megaflo hot water tank and storage. Radiator. Doors to all bedrooms and bathroom.

### Bedroom 1

13' 5" x 9' 1" (4.06m x 2.77m) Walk in wardrobe. Double glazed window to front. Radiator. Wood effect flooring. Door into:



## En-Suite Shower Room

Three piece suite comprising double shower cubicle, low level flush wc and pedestal mounted wash hand basin. Fully tiled walls and ceramic tiled flooring. Heated towel rail. Shaver point. Extractor fan. Obscure double glazed window to front.

## Bedroom 2

12' 11" x 11' 0" (3.94m x 3.35m) Double glazed sash window to front. Radiator.

## Bedroom 3

9' 1" x 8' 7" (2.77m x 2.59m) Double glazed window to rear. Radiator.

## Bedroom 4

8' 6" x 6' 8" (2.59m x 2.03m) Double glazed window to rear. Radiator.

## Bathroom

Three piece suite comprising panel enclosed bath with mixer/shower attachment, low level flush wc and pedestal mounted wash hand basin. Fully tiled walls and ceramic tiled flooring. Heated towel rail. Extractor fan. Shaver point. Obscure double glazed window to rear.

## OUTSIDE

### Front Garden

Enclosed by wrought iron railings with central pathway to front door and slate areas to both sides. Service light.

### Rear Garden

Private rear garden with paved patio area leading to lawn with raised planters and mature trees. Gated access to rear. Cold water tap. Lighting. Double electric socket. Gated access to parking area.

### Garage

Up & over door with parking in front. Garage is subject to 999 lease which commenced 13/7/2021.

### Agents Note

Premier Estates Service Charge £190 per annum for upkeep of communal area's, lighting and hedge trimmings.

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

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



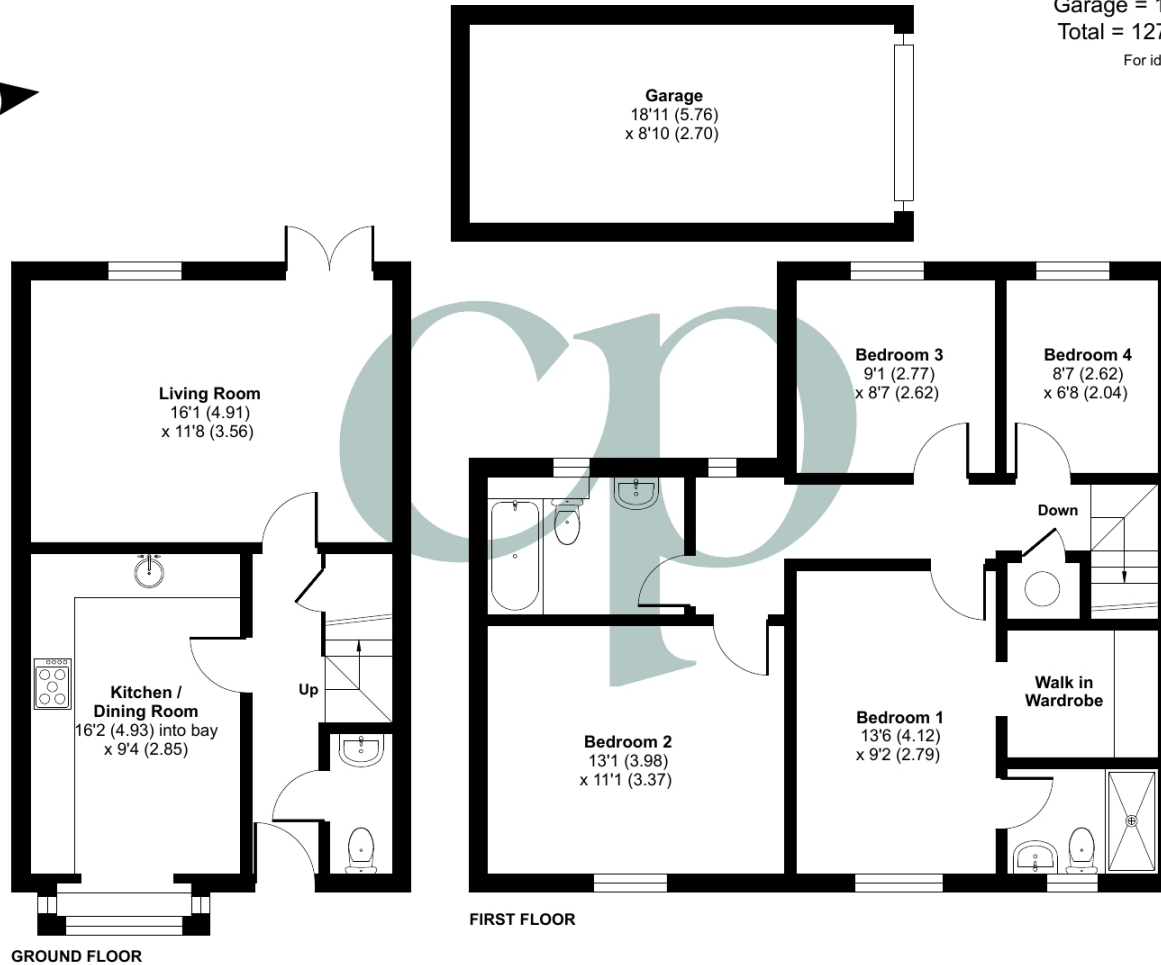


Approximate Area = 1105 sq ft / 102.6 sq m

Garage = 167 sq ft / 15.5 sq m

Total = 1272 sq ft / 118.1 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		87
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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). ©n/checom 2025. Produced for Country Properties. REF: 1228826

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

## 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](http://www.country-properties.co.uk)

# country properties