



15 Squires Park, Shefford, Bedfordshire, SG17 5FP

Guide Price £600,000 Freehold













# Step Inside

## Squires Park

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Step inside this beautiful family home and let's explore together. As you walk in, you are greeted by the most beautiful oak flooring which proceeds itself through to the dining room. The stairs greet you which has been carpeted, along with the first floor and the lounge. The kitchen is tiled and comes with a mixture of fitted wall and base units, all finished off with a lovely black marble counter top. The lounge is dual aspect with an abundance of natural light and consist of double patio doors leading to the rear garden.

Going upstairs, you appreciate the room that the landing occupies and contrasts to more modern developments built in recent times. All rooms come off the landing and a loft hatch with loft ladder can also be found. The principal bedroom comes with an array of open space for furniture and a three-piece en-suite shower room. The rest of the bedrooms are light, warm and come with array of storage and cupboard options. The airing cupboard and family bathroom finish the upstairs with the latter consisting of a low level flush WC, wall mounted



# About Shefford

## Squires Park

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The market town of Shefford has everything you need for day-to-day living including a Morrisons supermarket, library, post office, good range of independent shops and businesses, pubs, restaurants, cafes, excellent schools and plenty of parks, open spaces and riverside walks. Arlesey mainline railway station is only a short drive away and the road links are superb with both the A1 and M1 being easily accessible.











# Step Outside

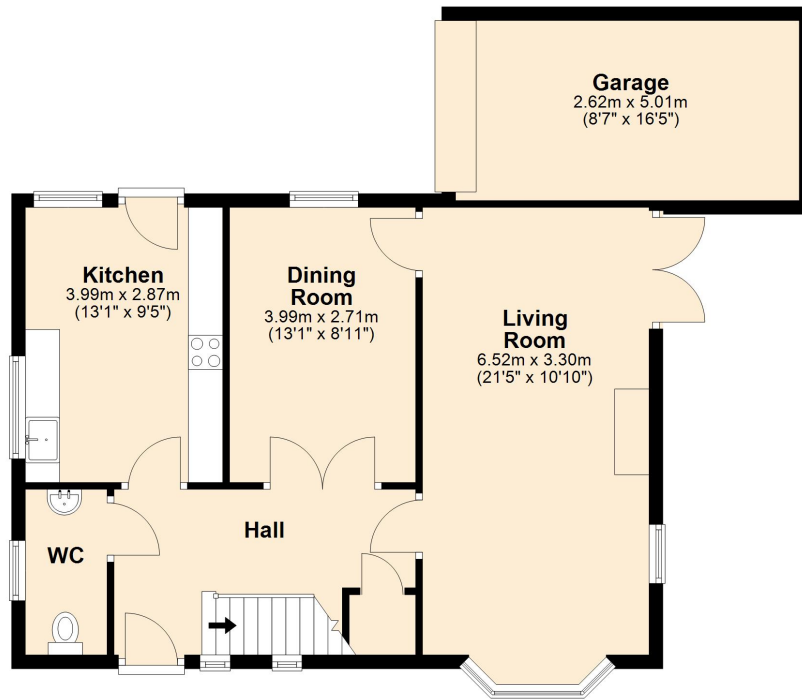
## Squires Park

Being on a corner plot you are blessed with having space in a 360 angle. The rear garden can be accessed either through the double doors from the lounge or via the driveway. The garden is mainly laid to grass lawn with a delightful patio area and an outside power socket. The garden is finished off with timber fencing and a border of trees, plants and shrubs. To the front of the property, you have a nice hedgerow accompanied with lawn and paved areas up to the front door and the parking area. The parking consists of a driveway which is paved and a garage with an up and over front door and side access to the rear garden via a gate.

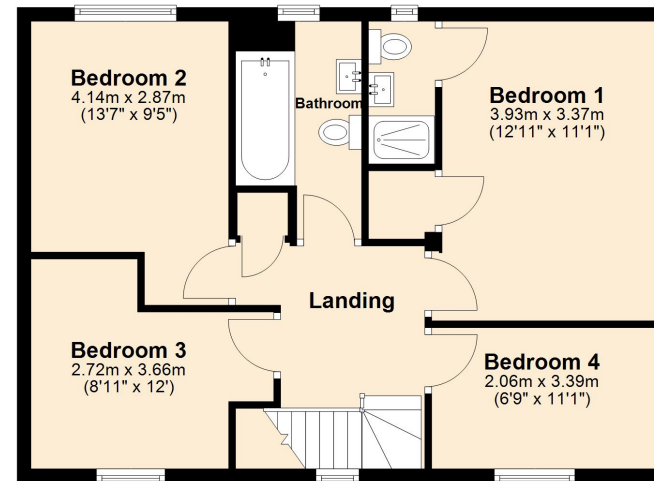




### Ground Floor



### 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.



These particulars are a guide only and do not constitute an offer or a contract. The floorplan is for general identification purposes only and not to scale. All measurements and areas quoted are approximate and should not be relied upon if ordering furniture, white goods or carpets. Satchells have not tested any appliances or carried out any surveys, and buyers are advised to make their own satisfactory enquires into the state and condition of the property, utility services and tenure. Some or all images may have been enhanced using Photoshop or similar and the contents shown may not be included in the sale. You are advised to confirm the availability of the property on the day of your viewing. Under current Anti Money Laundering regulations buyers will also be required to provide proof of ID and also proof of funding.







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