



18, Kingfisher Road

Shefford,
Bedfordshire, SG17 5YQ
£400,000

country
properties

This 3 bedroom home arranged over three floors with garage and parking to the rear is offered in superb condition throughout and is just a short walk to well regarded schools and town center amenities- this home really is one to see!

- Fantastic presentation – Just move in!!
- Fully integrated kitchen with quartz worktop
- Lounge with bi-folding doors opening onto rear garden
- Underfloor heating to ground floor accommodation
- Master bedroom with dressing area and en-suite shower room
- Single garage en-bloc with power/light and parking space to the front
- Just a short walk to well regarded local schools

Ground Floor

Entrance Hall

Staircase with glass inserts rising to first floor accommodation with motion sensor ornate lighting. Ceramic tiled flooring with underfloor heating. Door into cloakroom. Opening to kitchen.

Cloakroom

Re-fitted suite comprising low level flush wc with shelving above and vanity wash hand basin with cupboard under. Ceramic tiled flooring. Obscure double glazed window to side.

Kitchen

11' 3" x 8' 0" (3.43m x 2.44m) A comprehensive range of wall and base units with quartz worktop and upstands. Inset one & half bowl sink with swan neck mixer tap over. Two eye level single ovens. Inset gas hob with quartz splashback and stainless steel extractor hood over. Integrated fridge/freezer, dishwasher and washing machine. Breakfast bar with wood worksurface and two feature hanging lights over. Wall cupboard housing gas boiler. Ceramic tiled flooring with underfloor heating. Double glazed window to front. Opening to:

Living Room

14' 10" x 11' 6" (4.52m x 3.51m) Double glazed bi-folding doors opening onto the decking area. Ceramic tiled flooring with underfloor heating. Contemporary remote controlled electric fire.



First Floor

Landing

Double glazed windows to front and side. Airing cupboard housing hot water cylinder with storage. Radiator. Doors to bedrooms 2, 3 and bathroom. Staircase with glass inserts rising to second floor accommodation.

Bedroom 2

12' 3" (max) x 8' 2" (3.73m x 2.49m) Double glazed window to front. Radiator.

Bedroom 3

9' 11" x 8' 2" (3.02m x 2.49m) Double glazed window to rear. Radiator.

Bathroom

Re-fitted contemporary three piece suite comprising panel enclosed bath with shower over, low level flush wc with concealed cistern and wall mounted wash hand basin. Partially tiled walls. Extractor fan. Heated towel rail. Obscure double glazed window to rear.

Second Floor

Landing

Double glazed window to side. Door into:

Master Bedroom

12' 2" x 11' 3" (3.71m x 3.43m) Double glazed window to front. Radiator. Access to fully boarded loft space with ladder and light. Opening to:

Dressing Room

Fitted wardrobes and drawer units. Door into:

En-Suite Shower Room

Re-fitted contemporary suite comprising low level flush wc with concealed cistern, wall mounted vanity wash hand basin with cupboard under and walk-in shower enclosure. Heated towel rail. Fully tiled walls and ceramic tiled flooring. Shaver point. Extractor fan. Velux window to rear.

Outside

Front Garden

Mainly laid to lawn with path leading to front door.

Rear Garden

Raised decked composite patio with raised borders, step down to lawn enclosed by railway sleepers. Outside lighting and cold water tap. Personal door to garage. Gated rear access.

Garage

Situated en-bloc to the rear of the property with up & over door, power/light. Eaves storage. Partially converted with stud wall to provide workshop.

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



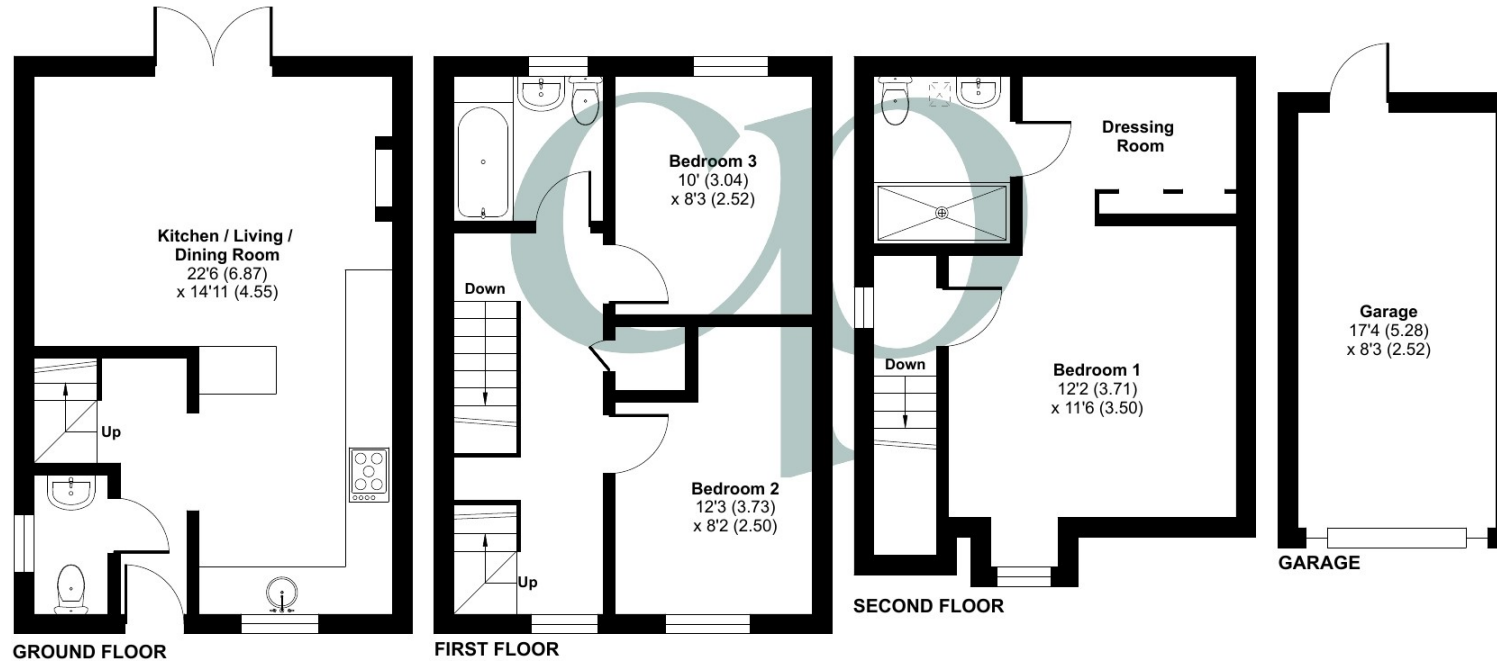


Approximate Area = 958 sq ft / 89 sq m

Garage = 143 sq ft / 13.2 sq m

Total = 1101 sq ft / 102.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Country Properties. REF: 1309609

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Viewing by appointment only

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