



# 28, Town Meadow Drive

Shefford,  
Bedfordshire, SG17 5EF  
£285,000

country  
properties

Make your mark on this family home, extended to provide 4 bedrooms with a low maintenance rear garden and garage en-bloc, situated with only a short walk to High Street shops and amenities.

- Requiring complete refurbishment
- L-Shaped living/dining room
- First floor shower room with separate wc
- Double glazed windows and doors
- Well regarded local schooling
- Nearby countryside walks
- Single garage en-bloc to the rear
- Walking distance to town centre shops, pubs, restaurants and amenities

#### GROUND FLOOR

Entrance Porch

Cupboard with shelving. Door into:

Living/Dining Room

23' 9" x 15' 6" (7.24m x 4.72m) L-Shaped dual aspect room with double glazed windows to front. Stairs rising to first floor accommodation. Electric storage radiator. Door into:

Living Room

15' 6" x 6' 0" (4.72m x 1.83m) Window and door to rear garden.

Kitchen

11' 9" x 7' 8" (3.58m x 2.34m) A range of wall and base units with complementary worksurfaces and tiled splashbacks. Inset stainless steel sink with drainer and mixer tap over. Fitted electric oven & hob with stainless steel extractor hood over. Space for fridge. Space and plumbing for washing machine. Double glazed window to front.

#### FIRST FLOOR

Landing

Cupboard housing hot water cylinder with shelving. Doors into all rooms.



#### Bedroom 1

11' 2" x 9' 9" (3.40m x 2.97m) Double glazed window to front. Electric storage radiator.

#### Bedroom 2

15' 8" x 6' 6" (4.78m x 1.98m) Double glazed window to rear. Electric storage radiator.

#### Bedroom 3

9' 10" x 9' 0" (3.00m x 2.74m) Double glazed window to rear. Electric storage radiator.

#### Bedroom 4

12' 6" x 6' 0" (3.81m x 1.83m) Double glazed window to side. Electric storage radiator.

#### WC

Low level wc. Tiled splashbacks. Obscure double glazed window to front.

#### Shower Room

Walk-in shower bath and pedestal wash hand basin. Extractor. Partially tiled walls. Obscure double glazed window to front.

#### OUTSIDE

##### Front Garden

Paved pathway to front door with gated access to the rear garden.

##### Rear Garden

Paved garden with gated access leading to the front.

##### Garage

Single garage en-boc with up & over door to front.

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

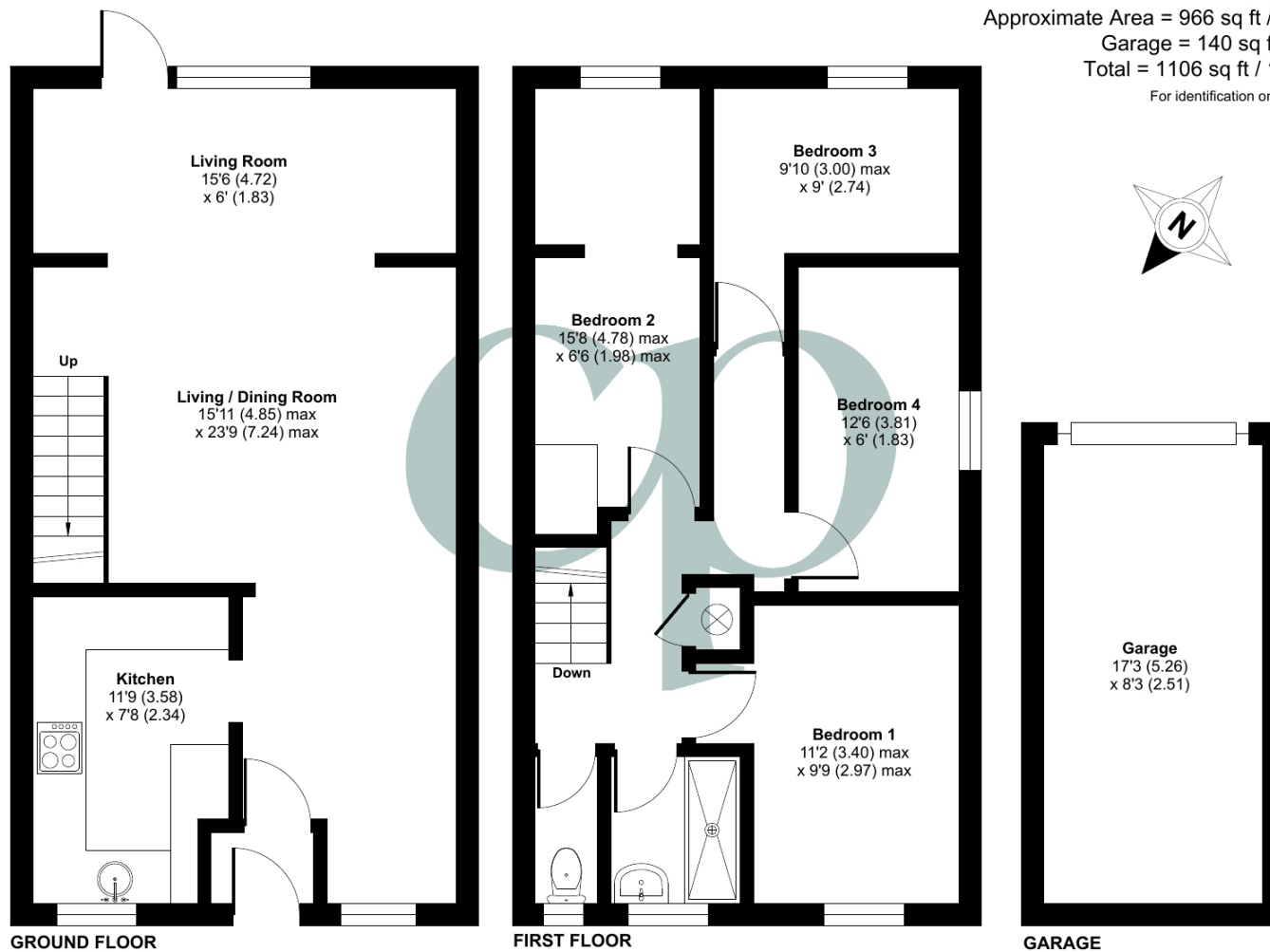


Approximate Area = 966 sq ft / 89.7 sq m

Garage = 140 sq ft / 13 sq m

Total = 1106 sq ft / 102.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1098070

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## Viewing by appointment only

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