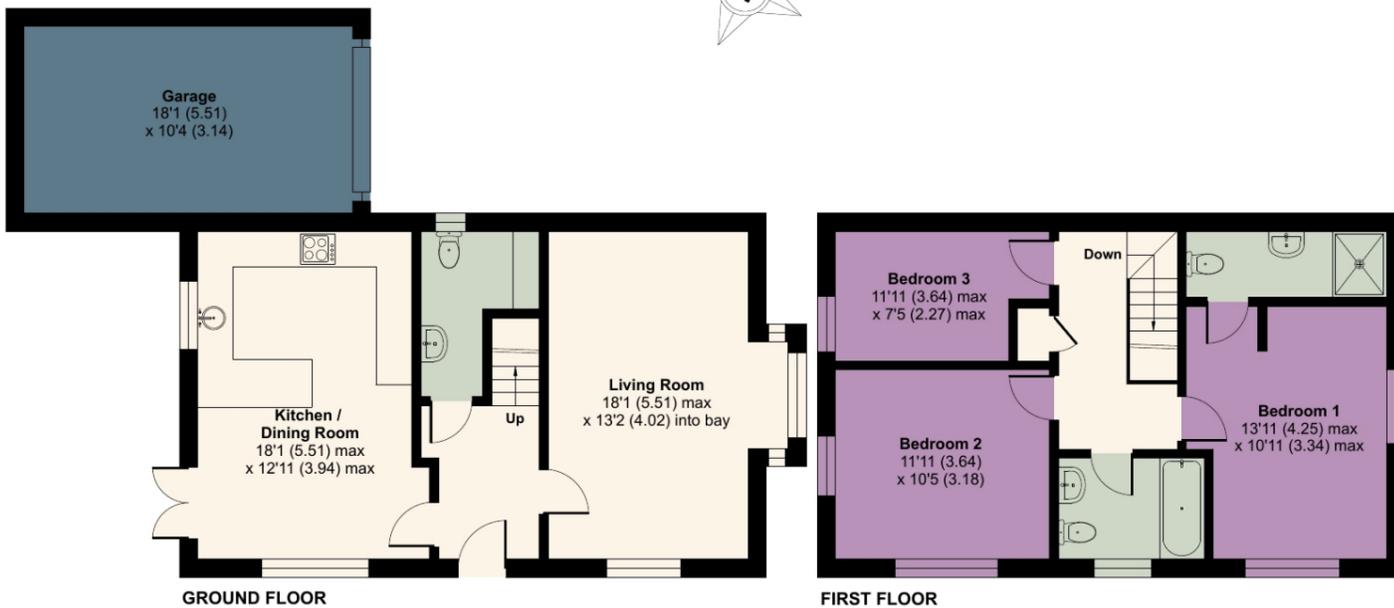


2, Severus Orchard



Approximate Area = 1107 sq ft / 102.8 sq m  
Garage = 186 sq ft / 17.2 sq m  
Total = 1293 sq ft / 120 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). © nichecom 2026. Produced for Country Properties. REF: 1407285



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

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

This three-bedroom Bovis-built home with a garage and driveway parking is offered with no upward chain and is located on the popular Hillfoot Fields development in Shefford. The property is conveniently positioned close to local amenities, highly regarded schools, and is just a short drive from Arlesey Station, providing direct rail links into London.

- Offered with no upward chain
- 3 bedrooms
- NHBC 10 year builders guarantee from 2022
- As short stroll to highly regarded schooling and countryside walks
- A short drive to the vibrant market town of Hitchin, its amenities and fast rail links into the city
- Garage and driveway parking for 2-3 cars

## Ground Floor

### Entrance Hall

Doors into WC, kitchen/diner, living room. Rear stairs rising to first floor.

### Kitchen/ Dining Room

12' 11" x 18' 1" (3.94m x 5.51m) Dual aspect double glazed windows front and double glazed french doors opening onto rear garden. A range of base and eye level units with complimentary work surfaces over. Tiled splashback. Space for American Fridge Freezer. Stainless steel sink/drainer with mixer tap over. Integrated dishwasher. Gas Boiler enclosed in cupboard. Electric oven and 4 ring gas hob with stainless steel extractor over. Radiator.

### Living Room

13' 2" x 18' 1" (4.01m x 5.51m) Double glazed box bay window to side. Double glazed window to front. Radiator.

### Cloakroom

Obscure double glazed window to side. Pedestal wash basin & WC. Utility area with ample cupboards incl. Space for tumble drier.



## First Floor

### Landing

Doors to all bedrooms and family bathroom. Access to loft space.

### Bedroom 1

10' 11" x 13' 11" (3.33m x 4.24m) Dual aspect double glazed windows to front and side. Radiator. Door into ensuite.

### Ensuite

3 piece suite comprising of a double shower cubicle, wash basin and WC. Radiator. Extractor fan.

### Bedroom 1

10' 5" x 11' 11" (3.17m x 3.63m) Double glazed window to rear. Radiator.

### Family Bathroom

Obscure double glazed window to front. Three piece suite comprising low level wc, pedestal wash hand basin and panel enclosed bath with shower over. Partially tiled walls. Extractor fan.

### Bedroom 2

Double glazed window to rear. Radiator.

### Bedroom 3

7' 5" x 11' 11" (2.26m x 3.63m) Double glazed window to rear. Radiator.

## Outside

### Rear Garden

South facing rear garden. Paved patio area. Mainly laid to lawn. Gated access to front.

### Front Garden

Paved pathway leading to front door. Mainly laid to lawn with bark borders and mature shrubs & planting. Driveway provides off-road parking for 2-3 cars leading to:

### Single Garage

Up and over door. Power and light.

### AGENTS NOTE:

The owners advise us there is a service charge of £198 per annum (approx) for the upkeep of green spaces, lighting etc. Payable e all buyers to confirm this information Dandy Wren Management Company. We advise any potential buyer to check with their legal representative prior to exchange of contracts.

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

