



36, Kingfisher Road

Shefford,
Bedfordshire, SG17 5YQ
£370,000

country
properties

A well-presented three-bedroom townhouse arranged over three floors, featuring a stylish re-fitted kitchen and an adapted study room to the rear of the garage, perfect for hybrid working or a dedicated home office. Benefitting from garage and rear parking, this modern home is ideally situated within walking distance of the town centre and local amenities.

- Superb location within walking distance to the town centre and well regarded schools
- Study room at the rear of the garage with power and light – Ideal for working from home
- Impressive 20ft master bedroom complete with fitted wardrobes and a stylishly re-fitted en-suite carried out in 2022.
- Stylish and contemporary 14ft kitchen/diner, beautifully re-fitted in 2023 with modern finishes
- New flooring installed throughout the ground floor for a fresh, modern finish
- Conveniently located in the charming town of Shefford, offering a friendly community, excellent local amenities, and easy access to nearby towns and transport links.

Ground Floor

Entrance Hall

Wood effect flooring. Stairs raising to first floor. Double glazed window to side. Radiator. Door to Cloakroom.

Cloakroom

Low level WC, pedestal wash hand basin. Tiled splashbacks. Ceramic tiled flooring. Radiator. Multi pane obscure double glazed window to front.

Living Room

12' 9" x 11' 4" (3.89m x 3.45m) Multi pane double glazed window to front. Wood effect flooring. Radiator. Under stairs storage cupboard. Door into Kitchen/Diner.

Kitchen/Dining Room

14' 10" x 9' 4" (4.52m x 2.84m) A range of wall & base units with roll edge worksurfaces over with upstands. Acrylic sink & drainer unit with swan neck mixer tap over. Built in electric oven & gas hob with glass splashback & stainless steel extractor hood over. Built in fridge. Space & plumbing for washing machine. Boiler enclosed in cupboard. Multi pane double glazed window to front. Wood effect flooring. Radiator. Double glazed door onto rear garden.

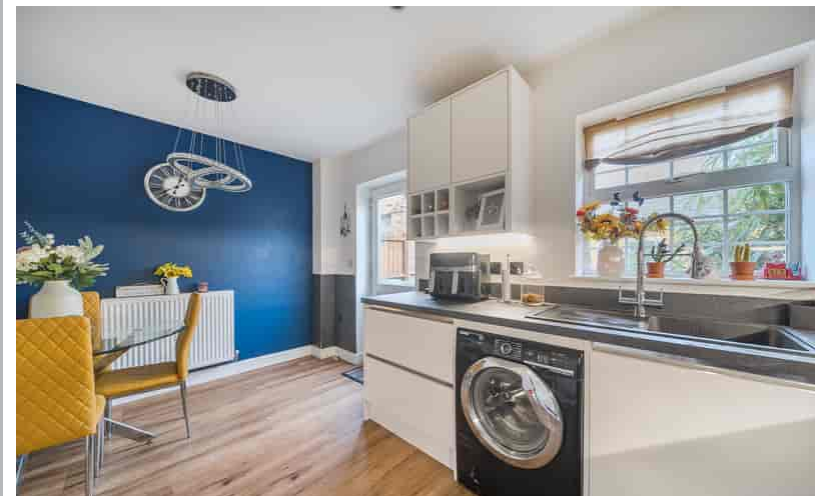
First Floor

Landing 1

Multi pane double glazed window to front. Radiator. Stairs raising to second floor. Airing cupboard housing hot water tank and shelving. Doors into Bedroom 2, Bedroom 3 & Bathroom.

Bedroom 2

12' 3" x 8' 2" (3.73m x 2.49m) Multi pane double glazed window to front. Radiator.



Bedroom 3

10' 0" x 8' 2" (3.05m x 2.49m) Multi pane double glazed window to rear. Radiator.

Bathroom

Suite comprising panel enclosed bath with main shower over & glass side screen. Low level WC. Pedestal wash hand basin. Tiled splashbacks. Wood effect flooring. Radiator. Extractor fan. Shaver point. Obscure double glazed window to rear.

Second Floor

Landing 2

Door leading to Bedroom 1

Bedroom 1

20' 6" x 11' 3" (6.25m x 3.43m) Multi pane double glazed window to front. Radiator. Built in wardrobes. Door to En-suite

En-suite

Fitted in 2023. Double shower cubicle. Vanity wash hand basin. Low level WC. Tiled splashbacks. Chrome heated towel rail. Shaver point. Extractor fan. Velux window.

Outside

Front Garden

Steps to front door with wrought iron railings.

Rear Garden

Paved patio area with raised deck patio & raised flower & shrub border enclosed in sleepers. Water tap. Gated access to garage & parking.

Garage & Parking

9' 7" x 8' 2" (2.92m x 2.49m) Fitted with up & over door. Power & light. Parking in front of garage for 1 car.

Office

7' 5" x 6' 8" (2.26m x 2.03m) Rear part of garage has been changed to office. Wood effect flooring. Multi pane double glazed window to front. Power & light. Door onto garden. Door leading into garage.

Agents Note

For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: enquiries@mortgagevision.co.uk
PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES





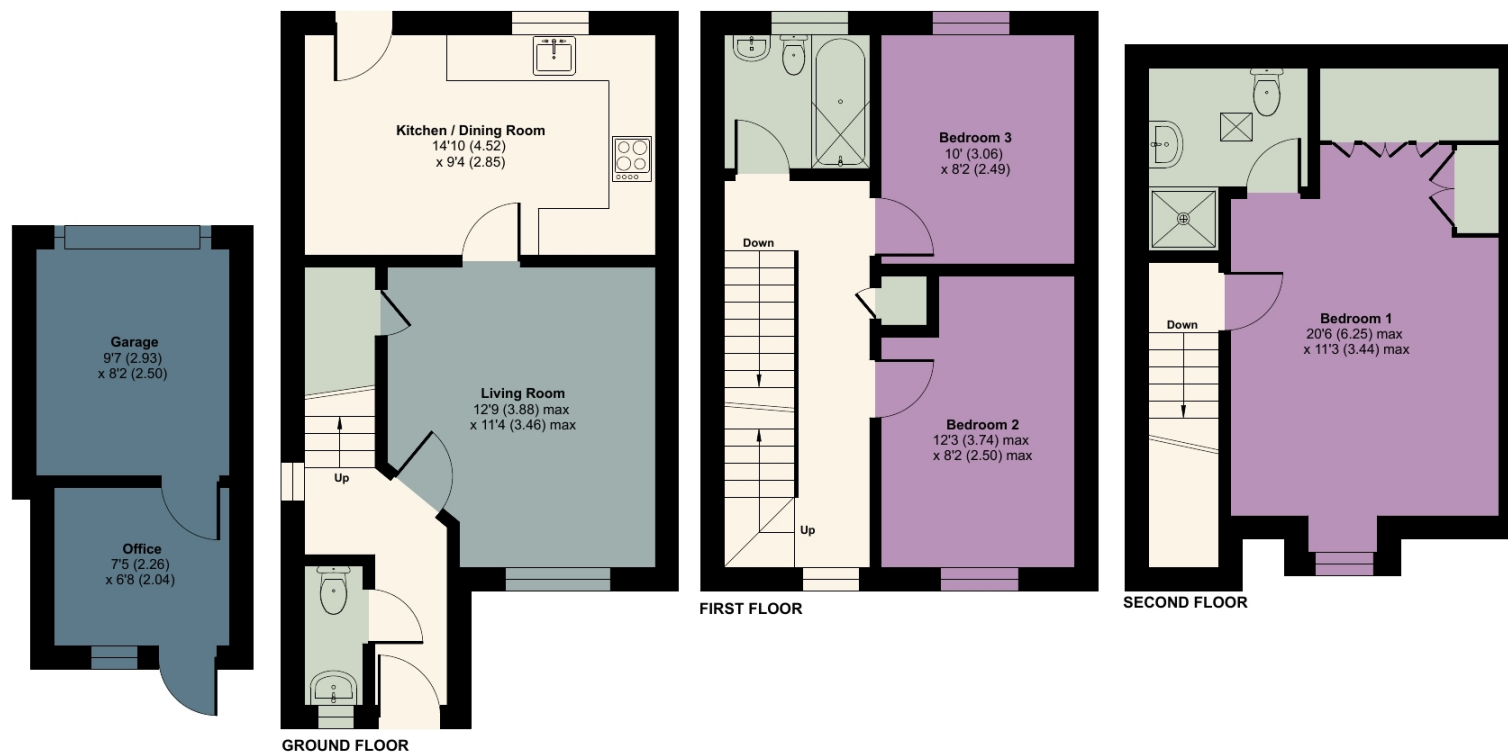
Approximate Area = 997 sq ft / 92.6 sq m

Garage = 132 sq ft / 12.2 sq m

Total = 1129 sq ft / 104.8 sq m

For identification only - Not to scale

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92+)	A	81	
(81-91)			
(69-80)	B	67	
(55-68)	C		
(39-54)	D		
(21-38)	E		
(1-20)	F		
	G		
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). © n̄checom 2025. Produced for Country Properties. REF: 1383595



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Viewing by appointment only

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