



Hitchin Road, Shefford, Bedfordshire. SG17 5JA





4 Bedroom Detached House

Guide Price £575,000 Freehold

A delightful four double bedroom family home in Shefford within walking distance to Samuel Whitbread Academy. This property has been modernised throughout and has the scope to create a self contained annex.

- Four double bedrooms
- Large driveway for multiple vehicles
- Desirable location within walking distance to Samuel Whitbread school
- Potential to extend (STP)
- Backing onto open fields
- Walking distance to Shefford town centre
- Annex potential
- South-westerly facing garden
- Modernised throughout
- EPC rating D. Council tax band E

Ground Floor

Entrance Porch/Hallway:

Entrance porchway with annexe potential to your right and main house to your left. WC and stairs to first floor.

Dining Area:

Abt. 14' 1" x 12' 1" (4.29m x 3.68m) Laid with wooden flooring. Large window to front aspect. Entrance to kitchen and lounge.

Kitchen:

Abt. 20' 4" x 7' 9" (6.20m x 2.36m) Stone tiled flooring with a range of fitted units and wood effect worksurfaces. Stainless steel sink. Plumbing for dishwasher or washing machine. Sliding door to garden and breakfast area to rear.

Lounge:

Abt. 16' 0" x 13' 0" (4.88m x 3.96m) Bright and spacious room over looking the garden with feature fireplace and double doors leading outside. Carpet flooring.

Annexe/Playroom:

Abt. 16' 1" x 15' 0" (4.90m x 4.57m) Versatile space with shower room and rear door to garden providing private access. Currently laid with wooden flooring.

First Floor

Principal Bedroom:

Abt. 12' 0" x 11' 11" max (3.66m x 3.63m) Carpet flooring. Radiator. Window to front aspect.

Bedroom Two:

Abt. 11' 9" x 10' 10" (3.58m x 3.30m) Carpet flooring. Radiator. Window to rear aspect.

Bedroom Three:

Abt. 10' 5" x 8' 9" (3.17m x 2.67m) Double bedroom. Radiator. Carpet flooring. Window to front aspect.

Bedroom Four:

Abt. 10' 4" x 6' 1" (3.15m x 1.85m) Carpet flooring. Radiator. Window to rear aspect.

Family Bathroom:

Three piece suite comprising of a panelled bath, low level flush WC and hand wash basin.

Outside

Front Garden:

Paved driveway for multiple vehicles with a grass lawn area bordered by shrubs and hedgerows.

Rear Garden:

South/West facing garden. Mainly laid to lawn with a patio seating area. Playing fields to rear.

Additional Information

About The Area:

The market town of Shefford has everything you need for day-to-day living including a Morrisons supermarket, Co-op convenience store, 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.

Anti-Money Laundering (AML):

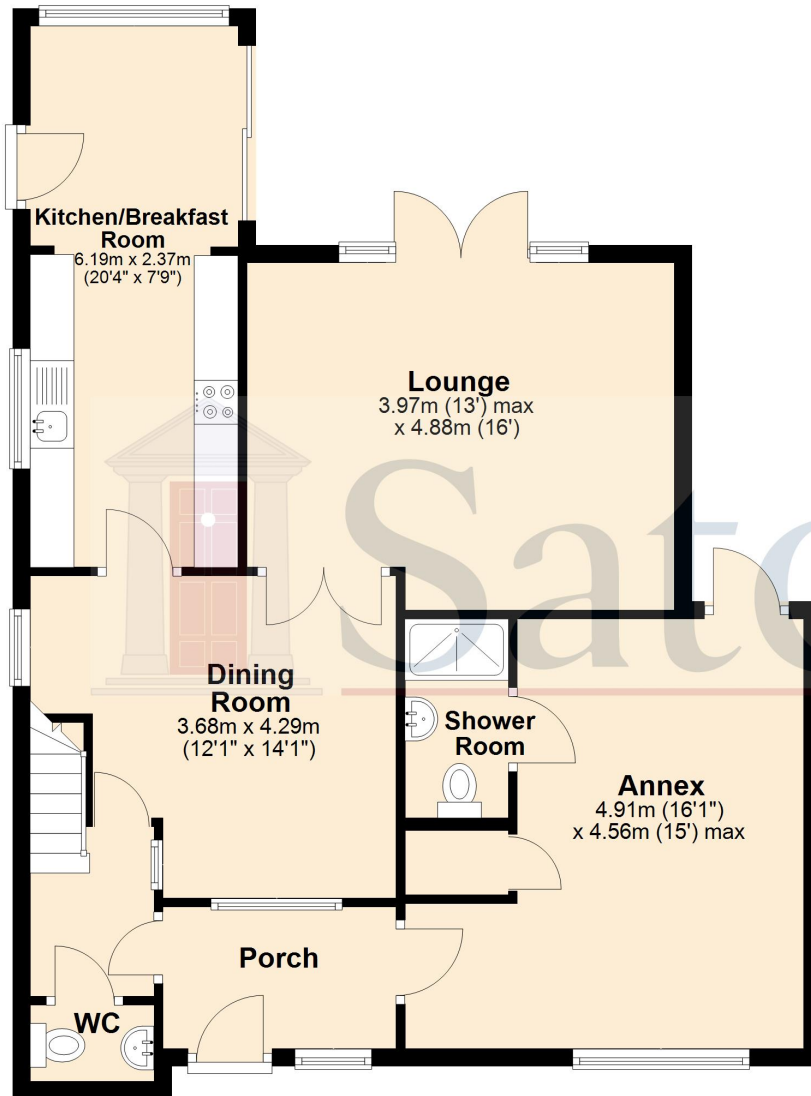
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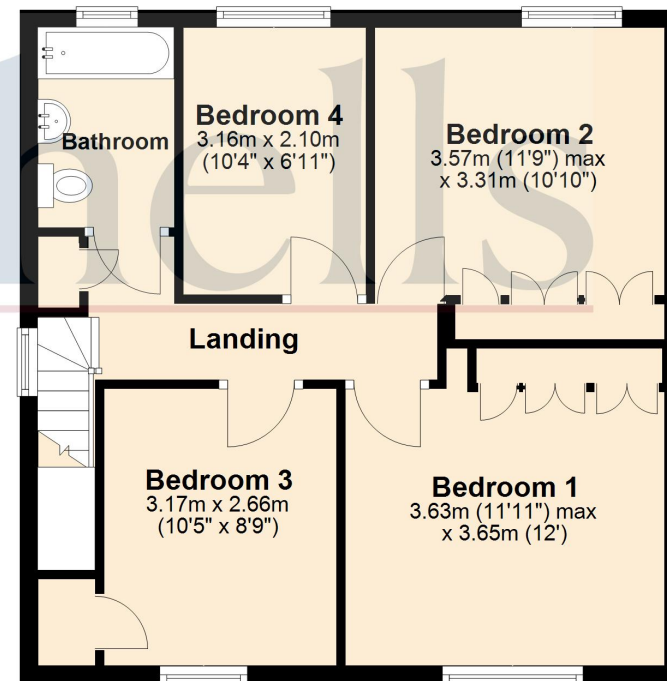
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Ground Floor



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.