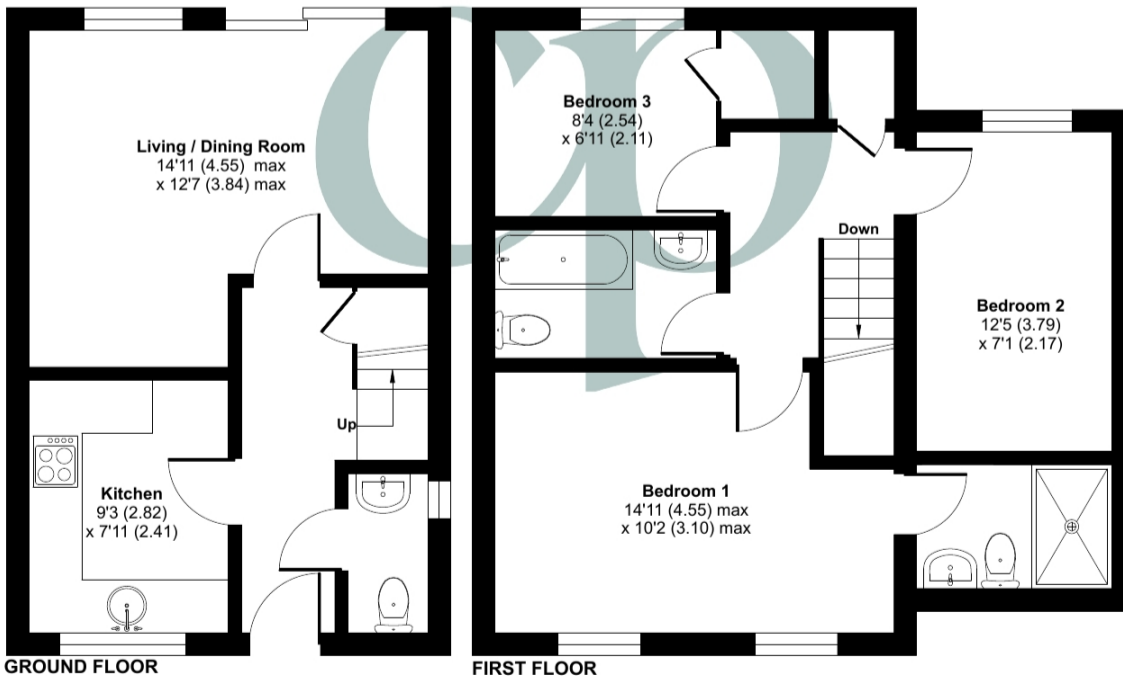


Approximate Area = 820 sq ft / 76.1 sq m  
Garage = 150 sq ft / 13.9 sq m  
Total = 970 sq ft / 90 sq m  
For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	68	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			

GARAGE



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1162629

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

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www.country-properties.co.uk



This three bedroom home with garage and off street parking is well positioned for High Street amenities and only a short stroll to well regarded schooling.

- Living room with sliding patio doors opening onto the rear garden
- Kitchen with integrated electric oven and gas hob
- Main bedroom with en-suite shower room
- Single garage en bloc with parking to the front
- Close to countryside walks
- Short drive to Arlesey station with direct link to London & Gatwick airport

#### GROUND FLOOR

##### Entrance Hall

Stairs rising to first floor accommodation. Doors into cloakroom, living room and kitchen.

##### Cloakroom

Suite comprising low level wc and wash hand basin with tiled splashback. Radiator. Wood effect flooring. Obscure double glazed window to front.

##### Kitchen

9' 3" x 7' 11" (2.82m x 2.41m) A range of wall and base units with complementary worksurfaces and tiled splashbacks. Fitted electric oven and gas hob with concealed extractor hood over. Inset stainless steel sink with drainer and mixer tap over. Space and plumbing for washing machine and dishwasher. Wall cupboard housing gas boiler. Space for fridge freezer. Wood effect flooring. Double glazed window to front.



##### Living Room

14' 11" x 12' 7" (4.55m x 3.84m) Double glazed window and sliding doors opening onto the rear garden. Wood effect flooring. Radiator.

#### FIRST FLOOR

##### Landing

Access to loft space. Airing cupboard housing 'Megaflo' hot water cylinder. Doors into all bedrooms and bathroom.

##### Bedroom 1

14' 11" x 10' 2" (4.55m x 3.10m) Two double glazed windows to front. Radiator. Door into:

##### En-Suite shower Room

Suite comprising double shower cubicle, low level wc and pedestal wash hand basin. Partially tiled walls. Radiator. Shaver point. Extractor fan.

##### Bedroom 2

12' 5" x 7' 1" (3.78m x 2.16m) Double glazed window to rear. Radiator.

##### Bedroom 3

8' 4" x 6' 11" (2.54m x 2.11m) Double glazed window to rear. Storage cupboard. Radiator.

##### Bathroom

Three piece suite comprising panel enclosed bath with mains shower and glass side screen, low level wc and pedestal wash hand basin. Partially tiled walls. Extractor fan. Radiator. Vinyl flooring.

#### OUTSIDE

##### Front Garden

Laid to lawn with paved footpath to front door. External light.

##### Rear Garden

Paved patio with step up to lawn area. Cold water tap. External light and power point. Fully enclosed with gated access to the side, leading to the front and garage/parking space to the rear.

##### Garage

En-bloc with up & over door and power connected. Power point. Parking space to the front.

