



41, Eisenhower Road

Shefford,
Bedfordshire, SG17 5UP
Offers in excess of £450,000

country
properties

This stylish and beautifully presented 3-4 bedroom home has been extended and remodelled by the current owners to offer modern, flexible accommodation. Just a short stroll into the heart of Shefford giving access to amenities and highly regarded schooling.

- A real credit to the current owners - Just move in!
- Ground floor study/bedroom 4
- Summer house/home office/gym
- Driveway providing ample off road parking for 3 cars
- Modern family room with exposed brick feature wall and sliding doors opening onto rear garden
- Landscaped & enclosed sunny rear garden - a great space for entertaining and alfresco dining
- A short drive to Arlesey station with fast train providing links to London in circa 38 mins

GROUND FLOOR

Entrance Hall

Exposed floorboards. Doors into cloakroom, study/bedroom 4 and living room.

Cloakroom

Suite comprising low level wc and vanity wash hand basin. Partially tiled walls. Radiator. Obscure double glazed window to front.

Study/Bedroom 4

11' 11" x 8' 1" (3.63m x 2.46m) Double glazed window to front. Walk in wardrobe. Radiator. Exposed floorboards.

Living Room

19' 10" (max) x 13' 4" (6.05m x 4.06m) Double glazed window to front. Radiator. Feature electric fireplace. Exposed floorboards. Stairs rising to first floor with under stairs storage cupboard. Archway to:

Kitchen/Diner

19' 10" x 9' 2" (6.05m x 2.79m) A range of wall and base units with solid wood worksurfaces and complementary tiled splashbacks. Inset one & half bowl stainless steel sink with drainer and swan neck mixer tap over. Space for range cooker with splashback and stainless steel extractor hood over. Integrated dishwasher and washing machine. Wine cooler. Space for fridge/freezer. Cupboard housing wall mounted gas boiler. Concrete floor. Double glazed window to rear. Opening to:

Family Room

10' 4" x 8' 7" (3.15m x 2.62m) Feature brick wall. Concrete floor. Double glazed sliding doors opening onto the rear garden.



FIRST FLOOR

Landing

Access to boarded loft space with ladder & light. Double glazed window on half landing. Airing cupboard housing hot water cylinder. Storage cupboard. Doors to all rooms.

Bedroom 1

10' 9" x 9' 4" (3.28m x 2.84m) Double glazed window to rear. Fitted wardrobes. Radiator. Exposed floorboards. Door into:

En-Suite Shower Room

Three piece suite comprising shower cubicle, low level wc and wash hand basin. Extractor fan. Heated towel rail. Exposed floorboards. Obscure double glazed window to side.

Bedroom 2

17' 1" (max) x 12' 8" (max) (5.21m x 3.86m) Two double glazed windows to front. A range of fitted wardrobes. Radiator.

Bedroom 3

10' 6" (max) x 8' 8" (3.20m x 2.64m) Double glazed window to front. Built-in wardrobes. Radiator.

Bathroom

Three piece suite comprising panel enclosed bath with telephone style mixer/shower attachment, low level wc and vanity wash hand basin. Chrome heated towel rail. Extractor fan. Obscure double glazed window to rear.

OUTSIDE

Rear Garden

Landscaped low maintenance paved garden with raised beds to either side. Steps leading up to summer house and garden shed. Pathway to side providing gated access to the front.

Summer House/Gym/Home Office

12' 0" x 7' 9" (3.66m x 2.36m) Wood construction with glazed doors opening to the rear garden. Currently used as a bar.

Front Garden

Driveway to front providing off road parking for 3 cars. External lights. Pathway to side with gated access to rear garden.

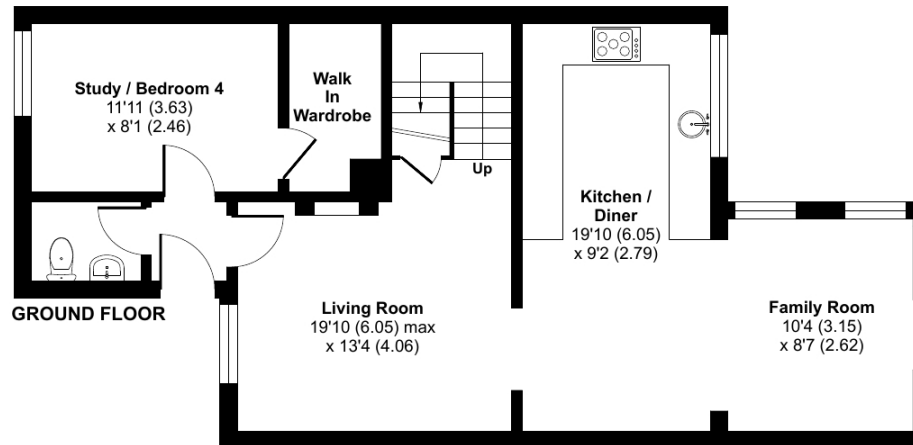
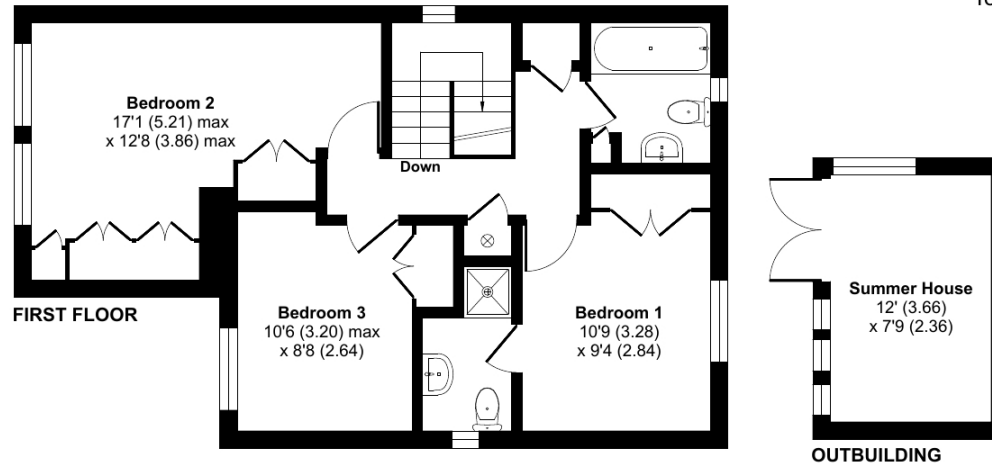
PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES





Approximate Area = 1264 sq ft / 117.4 sq m
Outbuilding = 94 sq ft / 8.7 sq m
Total = 1358 sq ft / 126.1 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		83
(81-91)	B		
(69-80)	C		71
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1071797

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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