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12, Saxon Field  
Shefford,  
Bedfordshire, SG17 5GN  
O.I.E.O £637,000

Viewing by appointment only

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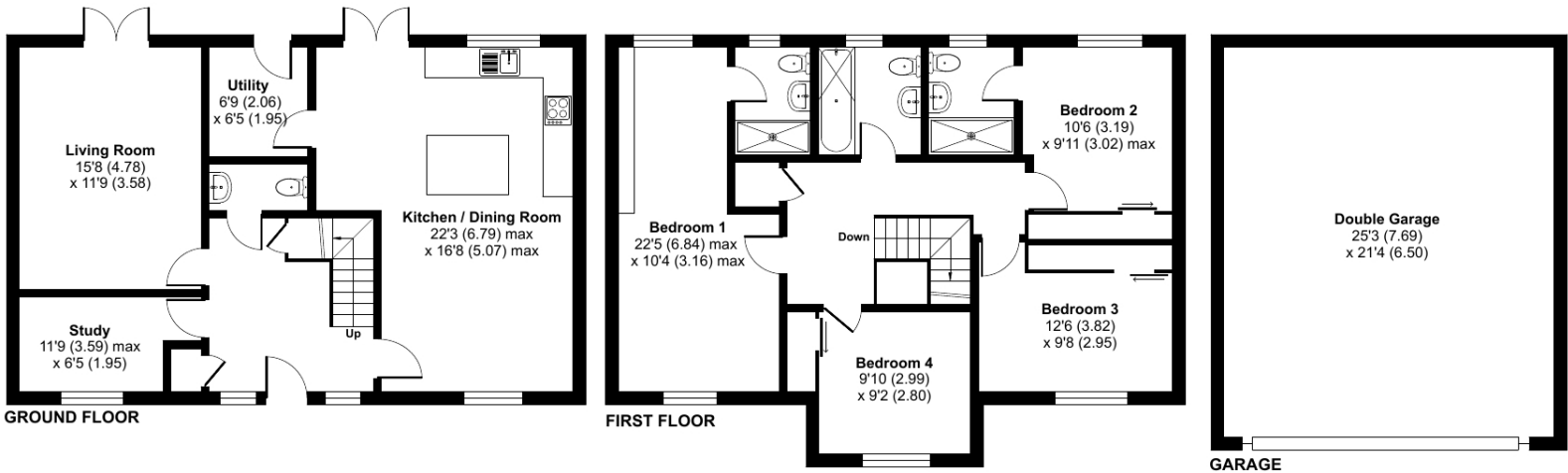
This beautifully presented four double bedroom detached home is located in the sought-after Shefford Leys development, just a short walk from Millennium Green, local amenities, and highly regarded schools. Perfect for families, this spacious home combines comfort, style, and an ideal location. The property boasts an oversized double garage and off-road parking for four vehicles, offering both space and convenience. Viewing is essential to fully appreciate all it has to offer.

- Beautifully presented - a credit to the current owner - Just move in!
- 4 double bedrooms - with built in wardrobes and 2 with ensuite
- A short drive to nearby Arlesey for rail links into London
- Versatile accommodation with separate study and family room
- Generous kitchen/dining room with doors opening onto the rear garden
- The property is a short stroll to the millennium green providing access to countryside walks
- 25ft Double garage with off road parking in-front for 4 cars
- A true family home, thoughtfully designed with a family-friendly layout that's perfect for modern living

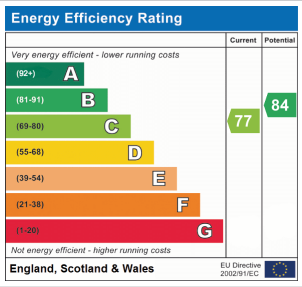


# Floor Plans

Approximate Area = 1633 sq ft / 151.7 sq m  
Garage = 538 sq ft / 49.9 sq m  
Total = 2171 sq ft / 201.6 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 2025. Produced for Country Properties. REF: 1354462



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 valuation, contact the numbers listed on the brochure.





## Ground Floor

### Entrance Hall

Stairs rising to first floor accommodation. Tiled wood effect flooring. Radiator. Under stair storage cupboard. Coat and Shoe cupboard. Two double glazed windows to front. Doors into living room, study, cloakroom and kitchen/dining room.

### Cloakroom

Suite comprising low level flush, wc and wall mounted wash hand basin. Extractor. Ceramic wood effect tiled flooring. Radiator.

### Living Room

15' 8" x 11' 9" (4.78m x 3.58m) Feature fireplace fitted with stone surround and hearth fitted with electric fire. French doors with sidelights opening onto rear garden. Two radiators.

### Study

11' 9" x 6' 5" (3.58m x 1.96m) Radiator. Double glazed window to front.

### Landing

Airing cupboard housing gas boiler. Access to boarded loft space. Doors to all rooms.

### First Floor

6' 9" x 6' 5" (2.06m x 1.96m) Fitted with a range of wall and base united with rolled edge worksurfaces over. Space and plumbing for washing machine. Ceramic American style fridge freezer. Space for tiled flooring. Radiator. Part glazed door to rear of property.

### Utility Room

Double glazed French door onto rear garden. Door into utility room.

### Kitchen/Dining Room

A range of wall and base units with complementary worksurfaces and upstands. Stainless steel sink with drainer and shower mixer tap over. Siemens eye level double oven and grill. Induction hob with stainless steel extractor over. Integrated fridge/freezer. Integrated dishwasher. Ceramic tiled flooring. Two radiators. Double glazed window to rear. Double glazed French door onto rear garden. Door into utility room.

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En-suite

Three piece suite comprising double shower cubicle, wall mounted wash hand basin and low level flush wc. Radiator. Extractor. Partially tiled walls and ceramic tiled flooring. Obscure double glazed window to rear.

Bedroom 2

10' 6" x 9' 11" (3.20m x 3.02m) Fitted wardrobes with sliding doors. Radiator. Double glazed window to rear. Door into en-suite.

En-suite

Three piece suite comprising double shower cubicle, low level flush wc and wall mounted wash hand basin. Radiator. Partially tiled walls and ceramic tiled flooring. Obscure double glazed window to rear.

Bedroom 3

12' 6" x 9' 8" (3.81m x 2.95m) Double glazed window to front. Fitted wardrobes. Radiator.

Bedroom 4

9' 10" x 9' 2" (3.00m x 2.79m) Double glazed window to front. Fitted wardrobes. Radiator.



Family Bathroom

Three piece suite comprising panel enclosed bath with shower over, low level flush wc and wall mounted wash hand basin. Extractor. Heated towel rail. Partially tiled walls and ceramic tiled flooring.

Outside

Front Garden

Paved pathway to front door with large canopy porch over. Gated access to rear. Lawned area to the front of the property are maintained by the management company for the development. The owner advises the plants in pots to the front of the house and the borders and hanging baskets to the rear of the house are watered by an irrigation system which will remain.

Rear Garden

Westerley facing garden laid mainly to lawn with paved patio area and mature flower and shrub borders. Aluminium covered gazebo. Footpath providing gated access to front. Lower gravel patio area providing additional seating area. Large bin storage area to side.2. There are external power sockets and water taps to both the front and rear of the property.

Double Garage

25' 3" x 21' 4" (7.70m x 6.50m) Up and over doors with power/light and eaves storage space. Garage has own mains electric supply on a separate fuse board. Double width driveway providing off road parking for 4 cars.

Agents Note

There is a service charge of £459 per annum paid to Shefford Leys Management Company for the cutting of grass/hedging and maintenance of the nature reserve and all public open spaces.

We advise any buyer to confirm this information with their legal representative prior to exchange of contracts.

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

