



30, Montgomery Avenue

Shefford,
Bedfordshire, SG17 5UA
£495,000

country
properties

A beautifully presented four-bedroom detached home offering spacious, versatile accommodation, perfectly positioned within easy walking distance of Shefford's amenities and sought-after schools.

- Beautifully presented just move in !
- Spacious and versatile accommodation ideal for family living
- Insulated Garden Room providing additional living space
- Kitchen with separate Breakfast Room
- Downstairs wc, upstairs bathroom & shower room
- Just a short stroll from Shefford High Street, local amenities and schooling

Ground Floor

Entrance Hall

Enter via entrance porch. Stairs rising to first floor. Door to Living room.

Living Room

16' 1" x 13' 7" (4.90m x 4.14m) Dual aspect Box bay window to front & obscure double glazed window to side. Wood effect flooring. Radiator. Under stair storage cupboard. Door into Breakfast room.

Dining Room

16' 10" x 8' 4" (5.13m x 2.54m) Wood effect flooring. Archway into Kitchen. Opening to Inner lobby.

Kitchen

9' 1" x 8' 11" (2.77m x 2.72m) Double glazed window to Garden room. Fitted with a range of eye & base units with complementary work surfaces over & tiled splashbacks. Ceramic sink/drainers with mixer tap over. Space for electric cooker. Integral dishwasher. Space for fridge/freezer. Ceramic tiled flooring. Door into Inner lobby. Opening into Breakfast room.

Breakfast Room

11' 1" x 9' 3" (3.38m x 2.82m) Wood effect flooring. Radiator. Double doors leading into Garden room.

Garden Room

17' 5" x 13' 0" (5.31m x 3.96m) Brick base, fully glazed with insulated roof & French doors leading to rear garden. Tiled flooring.



Inner Lobby

Range of built in cupboards. Radiator. Ceramic tiles. Archway into Kitchen & door into Cloakroom.

Cloakroom

Obscure double glazed window to rear. Wash hand basin with vanity unit under, WC. Ceramic tiled flooring. Radiator.

First Floor

Landing

Loft access. Wood effect flooring. Airing cupboard housing hot water cylinder. Doors to all rooms

Bedroom 1

11' 5" x 10' 6" (3.48m x 3.20m) Double glazed window to front. Radiator.

Bedroom 2

14' 2" x 8' 9" (4.32m x 2.67m) Dual aspect double glazed window to front & obscure double glazed window to side. Radiator.

Bedroom 3

10' 2" x 9' 8" (3.10m x 2.95m) Double glazed window to rear. Radiator. Built in wardrobe. Storage cupboard.

Bedroom 4

8' 9" x 7' 4" (2.67m x 2.24m) Dual aspect double glazed window to rear. Built in wardrobe. Radiator.

Shower Room

Obscure double glazed window to rear. Three piece suite comprising: double shower cubicle with rainfall head shower & tiled splashbacks. Wash hand basin with vanity cupboard under. Victorian style flooring. Heated towel rail.

Bathroom

Obscure double glazed window to front. Wash hand basin with vanity cupboard under. Victorian style flooring. Heated towel rail.

Outside

Rear Garden

Large paved patio area. Raised flower bed with steps up to shed. Gated access to front aspect.

Front Garden

Driveway provides ample off road parking.

Agents Note

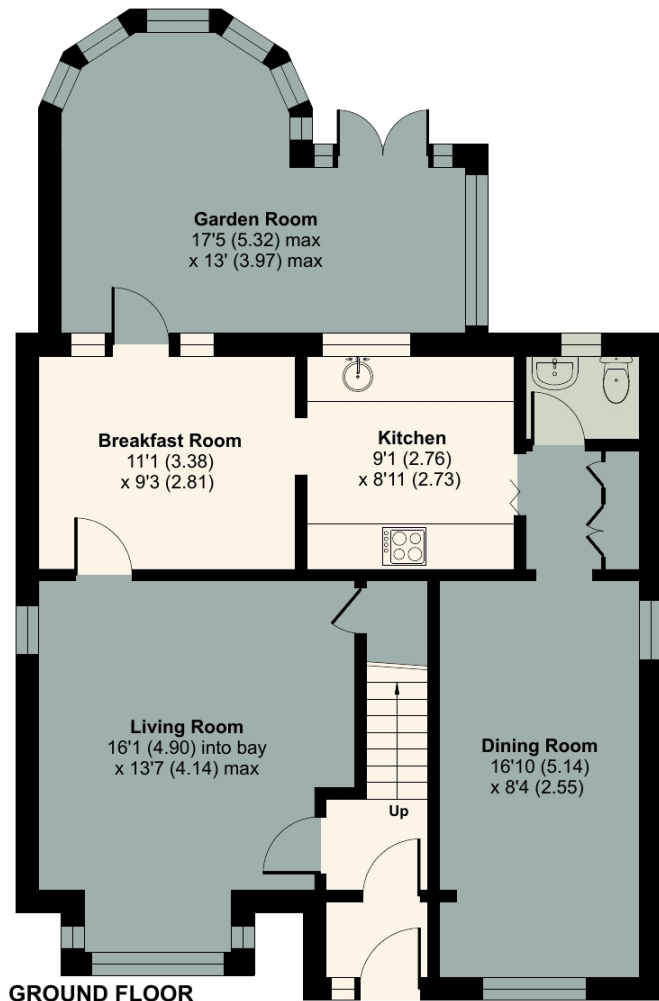
For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: enquiries@mortgagevision.co.uk.

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

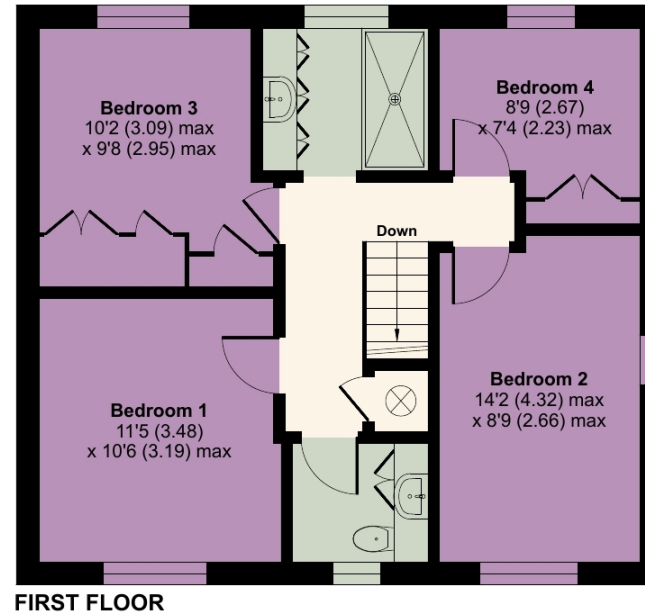


Approximate Area = 1459 sq ft / 135.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°cheom 2026. Produced for Country Properties. REF: 1387285



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Viewing by appointment only

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