



# River View

Shefford,  
Bedfordshire, SG17 5FL  
£350,000

country  
properties

This immaculately presented four bedroom town house arranged over three floors has a garage en-bloc, and is only a short stroll to Shefford High Street and well regarded schooling.

- Re-fitted kitchen and family bathroom
- Top floor master suite with fitted wardrobes and en-suite shower room
- Fitted shutters where specified - to remain
- New carpets fitted throughout
- Westerly aspect rear garden laid to artificial lawn
- Single garage en-bloc
- Quiet cul de sac location
- Nearby countryside walks

## GROUND FLOOR

### Entrance Hall

Stairs rising to first floor accommodation. Wood effect flooring. Double glazed window to side with fitted shutters. Radiator. Doors into kitchen, living/dining room and cloakroom.

### Cloakroom

Suite comprising low level wc and vanity wash hand basin with tiled splashback. Wood effect flooring. Vertical radiator. Extractor fan.

### Kitchen

9' 7" x 8' 3" (2.92m x 2.51m) Re-fitted to comprise a range of wall and base units with complementary worksurfaces and splashbacks. Fitted eye level electric oven. Inset gas hob with extractor hood over. Inset sink with drainer and swan neck mixer tap over. Integrated fridge/freezer, dishwasher and washing machine. Wall mounted gas boiler enclosed in cupboard - installed in November 2022. Wood effect flooring. Double glazed window to front with fitted shutters.

### Living /Dining Room

16' 5" x 14' 0" (5.00m x 4.27m) Double glazed window and french doors opening onto the rear garden. Wood effect flooring. Two radiators

## FIRST FLOOR

### Landing

Stairs rising to second floor. Double glazed window. Radiator. Doors to all rooms.



### Bedroom 2

14' 0" x 8' 4" (4.27m x 2.54m) Two double glazed windows to front. Radiator.

### Bedroom 3

14' 11" x 7' 1" (4.55m x 2.16m) Double glazed window to rear. Radiator.

### Bedroom 4

13' 10" x 6' 6" (4.22m x 1.98m) Double glazed window to rear. Radiator. Storage cupboard.

### Family Bathroom

Re-fitted suite comprising panel enclosed bath with folding glass side screen, low level wc and vanity wash hand basin. Composite splashbacks. Extractor fan. Shaver point. Obscure double glazed window to side.

## SECOND FLOOR

### Landing

Door into:

### Bedroom 1

27' 5" x 14' 0" (8.36m x 4.27m) Dual aspect with double glazed windows to front and rear with fitted shutters. Built in wardrobes. Hatch to loft space. Radiator.

### En-Suite Shower Room

Three piece suite comprising shower cubicle, pedestal mounted wash hand basin and low level wc. Tiled splashbacks. Extractor fan. Shaver point. Radiator.

## OUTSIDE

### Rear Garden

Westerly aspect rear garden laid to artificial lawn with gated access to the rear.

### Garage

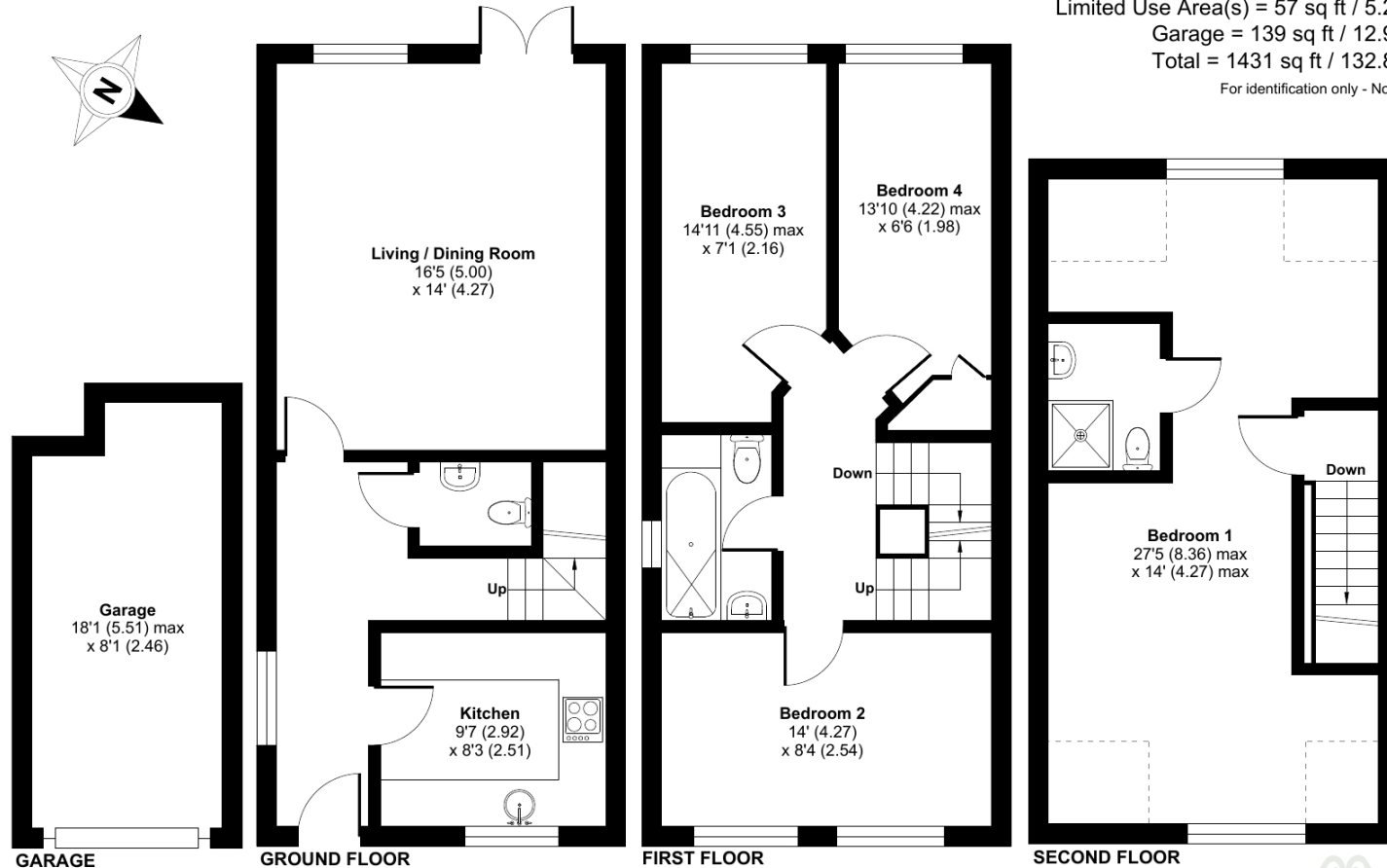
En bloc with up & over door to front.

### AGENT NOTE:

The owner pays a £30 maintenance charge (approx.) per month to include the cost of the lease for the garage. We advise any potential buyer to confirm this information with their legal representative prior to exchange of contracts.

PRELIMINARY DETAILS - NOT YET APPROVED BY VENDOR AND MAY BE SUBJECT TO CHANGE.





Approximate Area = 1235 sq ft / 114.7 sq m  
 Limited Use Area(s) = 57 sq ft / 5.2 sq m  
 Garage = 139 sq ft / 12.9 sq m  
 Total = 1431 sq ft / 132.8 sq m  
 For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		89
(81-91)	B		
(69-80)	C		79
(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 2023. Produced for Country Properties. REF: 1038937



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

## Viewing by appointment only

Country Properties | 46-48, High Street | SG17 5DG  
 T: 01462 811822 | E: shefford@country-properties.co.uk  
 www.country-properties.co.uk

