



# Elgar Drive

Shefford,  
Bedfordshire, SG17 5RZ  
O.I.E.O £350,000

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properties



This three bedroom property with a garage is situated on the popular 'Composers' development in Shefford. Its just a short walk into the heart of Shefford and local amenities, highly regarded schooling and regular bus links.

- Well presented – move straight in
- Potential to adapt the current layout, subject to any necessary building consents
- Integral garage & driveway
- Private rear garden
- Sought after Samuel Whitbread and Robert Bloomfield academy catchment
- The nearby millenium meadow is perfect for walking the dog providing access to countryside walks

## Ground Floor

### Entrance Hall

Front door into entrance hallway. Opening leading into lounge.

### Lounge

17' 1" x 10' 6" (5.21m x 3.20m) Double glazed bay window to front. Wood effect flooring. Radiator. Stairs leading to first floor. Door to garage. Opening to Dining area.

### Dining Area

9' 2" x 8' 0" (2.79m x 2.44m) Double glazed French doors opening onto rear garden. Wood effect flooring. Radiator. Opening into kitchen.

### Kitchen

9' 1" x 7' 9" (2.77m x 2.36m) A range of wall and base units with complementary worksurfaces over. Stainless steel sink with drainer and swan neck mixer tap over. Fitted electric oven with gas hob and extractor hood over. Space and plumbing for washing machine. Space for fridge freezer. Cupboard housing wall mounted boiler. Double glazed window to rear. Wood effect flooring.

## First Floor

### Landing

Airing cupboard housing hot water cylinder with storage. Hatch to boarded loft space. Radiator. Doors into all rooms.





### Bedroom 1

13' 10" x 10' 2" (4.22m x 3.10m) Double glazed window to front. Radiator. Built in mirrored wardrobe.

### Bedroom 2

12' 2" x 8' 7" (3.71m x 2.62m) Double glazed window to rear. Radiator. Built in wardrobe.

### Bedroom 3

8' 2" x 6' 10" (2.49m x 2.08m) Double glazed window to front. Radiator.

### Bathroom

8' 0" x 6' 3" (2.44m x 1.91m) Three piece suite comprising panel enclosed bath with mains shower and glass side screen, pedestal mounted wash hand basin and low level flush wc. Partially tiled walls and tiled flooring. Heated towel rail. Obscure double glazed window to rear.

### Outside

#### Front Garden

Paved pathway leading to front door with lawn area. Driveway parking for one car.

#### Rear Garden

Laid mainly to lawn with paved patio area.

### Garage

Up and over door with power and light. Personal door into living room.

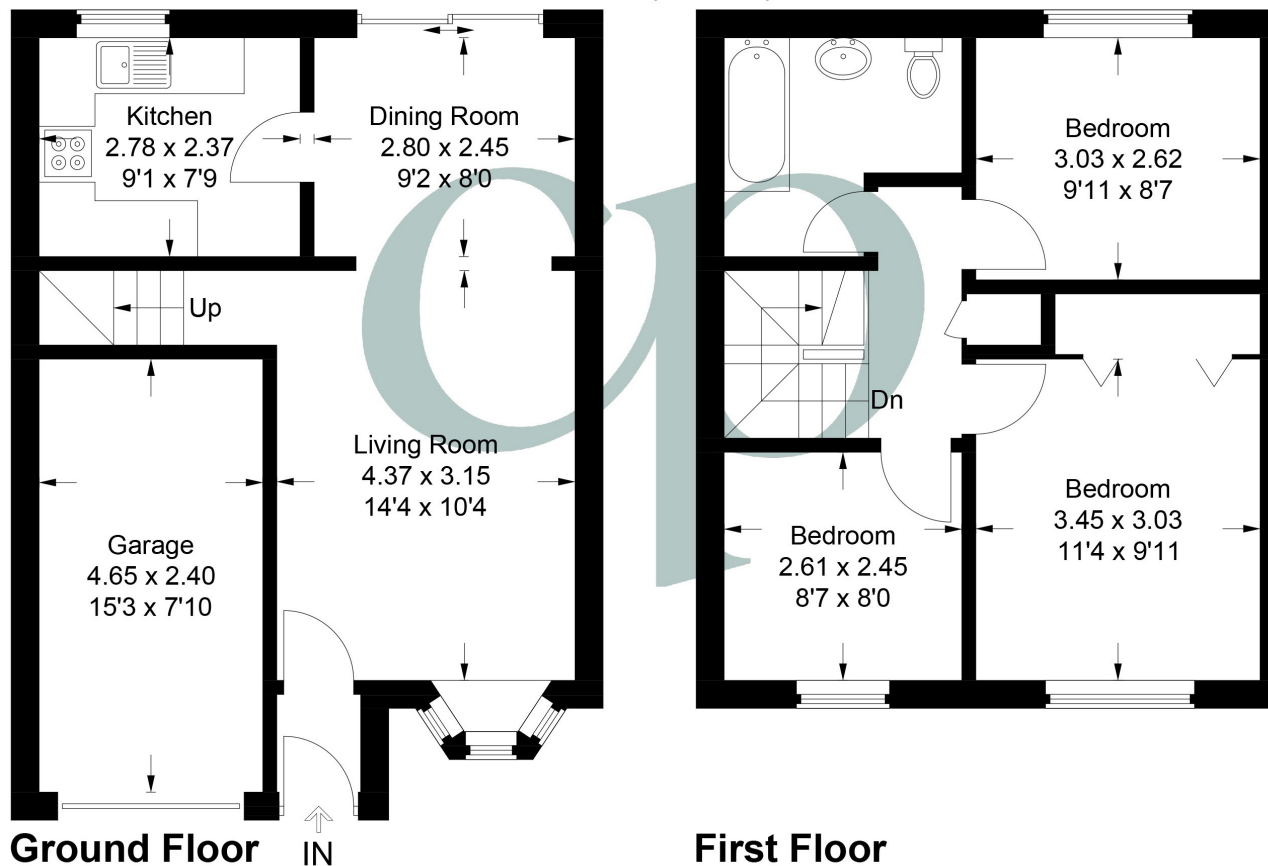
### Agents Note

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

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



Approximate Gross Internal Area  
 Ground Floor = 32 sq m / 344 sq ft  
 First Floor = 39.7 sq m / 427 sq ft  
 Garage = 11.2 sq m / 120 sq ft  
 Total = 82.9 sq m / 891 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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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

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