



14, Town Meadow Drive

Shefford,  
Bedfordshire, SG17 5EF  
£335,000

COUNTRY PROPERTIES  
PART OF HUNTERS



A well presented three bedroom home with the added benefit of a modern kitchen and garage. Just a stones throw from the market town of Shefford with lots of amenities and well regarded schools.

- Well presented throughout
- Stylish kitchen/dining room
- Southerly aspect rear garden
- Single garage with personal door into rear garden
- Close to Shefford High Street and amenities
- A short walk to highly regarded local schooling
- Calling all investment buyers - approximate rental income of £1200 pcm

## GROUND FLOOR

### Entrance Porch

Storage cupboard with shelving. Radiator. LVT flooring. Door into:

### Kitchen/Diner

15' 11" (max) x 11' 10" (max) (4.85m x 3.61m) A range of wall and base units with wood effect worksurfaces and upstands. Inset stainless steel sink with drainer and swan neck mixer tap over. Integrated slimline dishwasher. Built-in electric eye level oven and grill. Inset induction hob with glass splashback and extractor hood over. Space and plumbing for washing machine. Space for fridge/freezer. LVT flooring. Radiator. Two double glazed windows to front. Door into:

### Living Room

15' 11" x 11' 9" (4.85m x 3.58m) Stairs rising to first floor accommodation with under stairs storage cupboard. Radiator. Floor to ceiling double glazed windows to rear with door opening onto the rear garden.

## FIRST FLOOR

### Landing

Access to fully boarded loft space with ladder/light and gas boiler. Airing cupboard housing hot water cylinder and shelving. Doors into all rooms.





## Bedroom 1

12' 7" (max) x 9' 10" (max) (3.84m x 3.00m)  
Double glazed window to rear. Radiator.  
Built-in wardrobes with over head storage.

## Bedroom 2

10' 10" (max) x 8' 0" (3.30m x 2.44m)  
Double glazed window to front. Radiator.  
Built-in wardrobes with sliding doors. Wood effect flooring.

## Bedroom 3

8' 9" x 6' 7" (2.67m x 2.01m) Double glazed window rear. Bulk head storage cupboard with hanging rail. Radiator.

## Bathroom

Three piece suite comprising panel enclosed bath with mains shower over, low level flush wc, pedestal mounted wash hand basin and . Radiator. Tiled walls. Obscure double glazed window to front.

## OUTSIDE

### Front Garden

Laid to lawn with paved pathway to front door. External light. Gated access to rear.

### Rear Garden

Southerly aspect garden laid mainly to lawn with paved patio area and flower/shrub borders, plus further paved circular patio area to the rear. Cold water tap. Personal door to garage. Further side garden with stepping stone pathway to gated access to the front.

### Single Garage

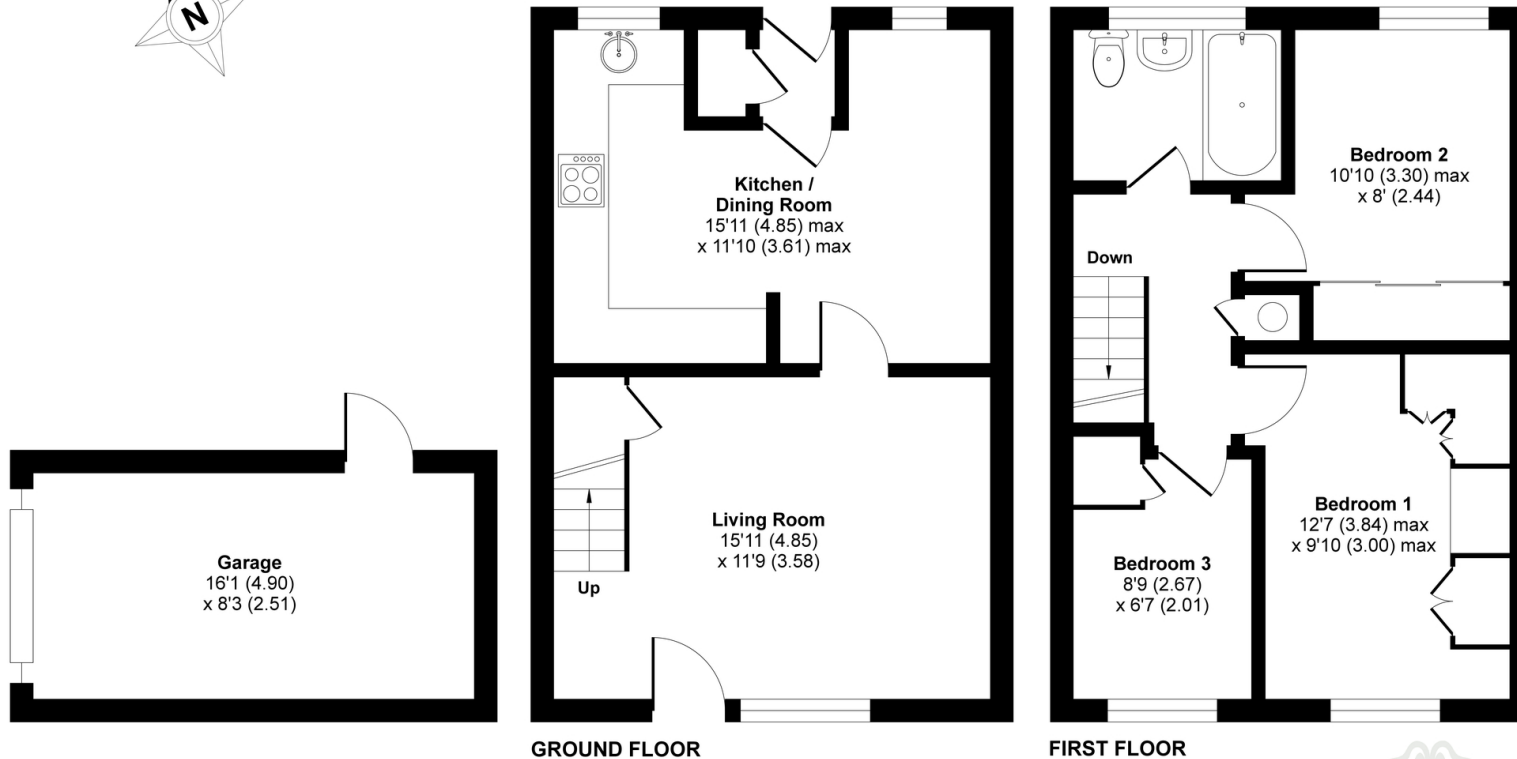
Up & over door with parking to the side. Personal door into rear garden.

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



Approximate Area = 911 sq ft / 84.6 sq m (includes garage)

For identification only - Not to scale



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 to 100) <b>A</b>		88
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		71
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not energy efficient - higher running costs		
England, Wales & N.Ireland		EU Directive 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Country Properties. REF: 773599



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

