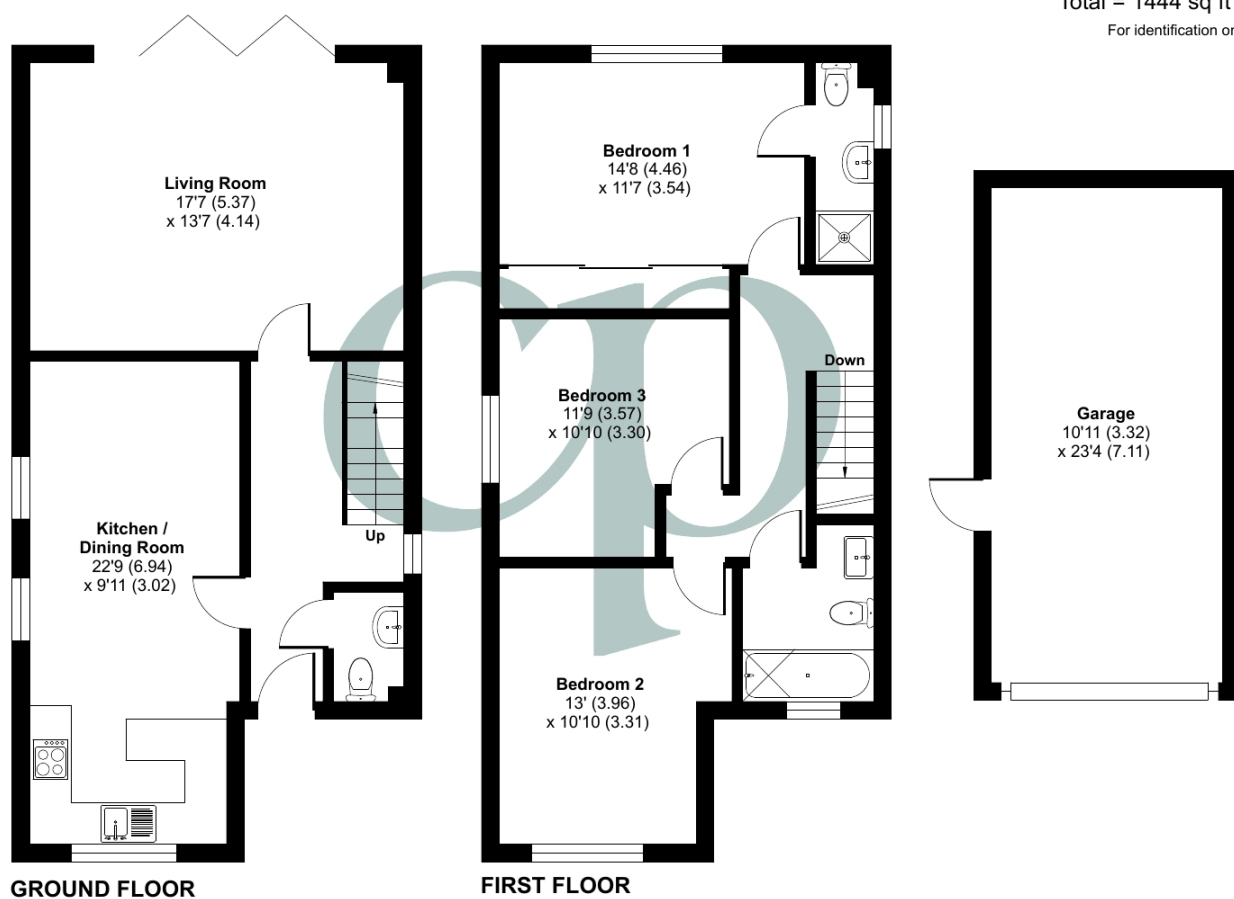




Approximate Area = 1190 sq ft / 110.5 sq m  
Garage = 254 sq ft / 23.5 sq m  
Total = 1444 sq ft / 134 sq m  
For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Country Properties. REF: 1206160

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

country  
properties



This three bedroom detached CHAIN FREE executive style home is beautifully presented throughout with a garage and driveway providing off road parking x 4-5 cars. The property occupies a quiet cul de sac location in the popular hilltop village of Meppershall close to local amenities & highly regarded schooling.

- Beautifully presented – a credit to the current owner– Just move in!
- Underfloor heating throughout the ground floor
- 22ft (max) stylish kitchen/dining room with many integrated appliances
- Three double bedrooms
- Main bedroom with en-suite & built in wardrobes
- 23ft garage and a driveway providing off road parking x 4-5 cars
- As shorts stroll to local amenities public house, budgens/Post Office, community centre, bakers, & village church
- Close to Highly Regarded Schools and countryside walks

GROUND FLOOR

Entrance Hall

Double glazed window to side aspect. Amtico flooring. Under floor heating. Under stair storage cupboard housing Vaillant boiler. Stairs rising to first floor with door into lounge, kitchen/breakfast room and wc.

Kitchen/Breakfast Room

9' 11" x 22' 9" (3.02m x 6.93m) Double glazed window to front aspect with two double glazed windows to side aspect. Fitted with a range of eye and base level units with complementary work surfaces over and breakfast bar. Eye level oven and combination oven with four ring induction hob with stainless steel extractor over. Integral dishwasher, integral washing machine, integral fridge freezer. Stainless steel sink/drainer with mixer tap over. Under floor heating.

Living Room

13' 7" x 17' 7" (4.14m x 5.36m) Bi-folding doors opening onto rear garden. Amtico flooring, under floor heating.

FIRST FLOOR

Landing

Radiator. Doors to all bedrooms and bathroom.

Bedroom 1

11' 7" x 14' 8" (3.53m x 4.47m) Double glazed window to rear aspect. Built-in wardrobe. Radiator. Door leading to en-suite.



En-suite

Obscure double glazed window to side aspect. Wash hand basin with vanity under. Shower cubicle. Shaver point. Ceramic tiled flooring. Heated towel rail.

Bedroom 2

10' 10" x 13' 0" (3.30m x 3.96m) Double glazed window to rear aspect. Radiator.

Bedroom 3

10' 10" x 11' 9" (3.30m x 3.58m) Double glazed window to side aspect. Radiator.

Family Bathroom

Obscure double glazed window to rear aspect. White suite comprising: panelled end bath with shower over and glass shower screen. Wash hand basin with vanity under, wc. Heated towel rail. Part tiled walls.

OUTSIDE

Front Garden

Paved pathway leading to front door. Driveway providing off road parking for 4 to 5 cars leading to garage. Gated access to rear aspect.

Rear Garden

Mainly laid to lawn with paved patio area. Wooden shed. Paved side storage area. Gated access leading to driveway.

Garage

10' 11" x 23' 4" (3.33m x 7.11m) Electric roller door. Fitted with power and light. Personal door leading into garden.

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

