



# 4, Webber Close

Shefford,  
Bedfordshire, SG17 5TA  
**£235,000**

country  
properties

This one bedroom 'Freehold' cluster home with an allocated parking space is located just a short stroll to the popular Millennium Green with riverside walks into Shefford town centre offering a variety of shops and amenities.

- Open plan kitchen/breakfast/living room
- Bedroom with fitted wardrobes
- First floor bathroom
- Log cabin - currently used as a home office
- Allocated parking space
- Low maintenance rear garden
- Short commute to Arlesey station with direct link to London and Gatwick airport

Kitchen/Living Room  
19' 0" (max) x 14' 3" (max) (5.79m x 4.34m) Overall measurement.

Living Room: Stairs rising to first floor accommodation. Radiator. Double glazed window and door to rear garden. Opening into:

Kitchen/Breakfast Area: A range of wall and base units with complementary worksurfaces and tiled splashbacks. Inset stainless steel sink with drainer and mixer tap over. Plumbing for washing machine. Fitted oven and gas hob with concealed extractor over. Integrated fridge and space for freezer. Breakfast bar. Radiator. Wood effect flooring. Double glazed window to front.

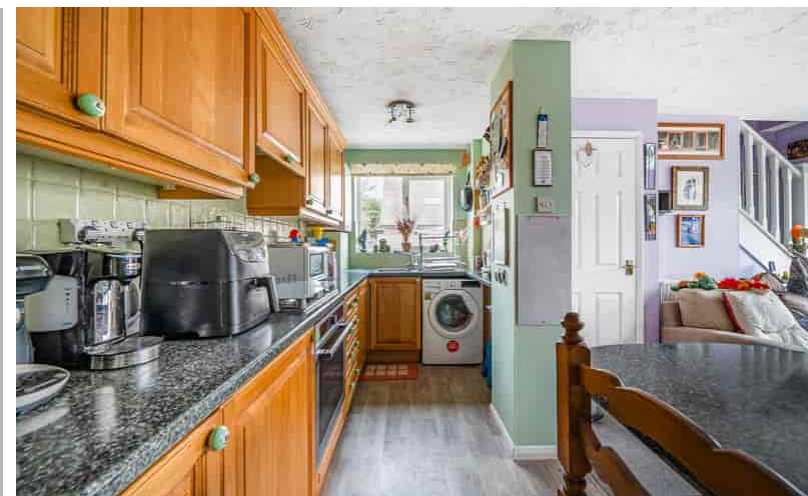
## GROUND FLOOR

Entrance

Reception door opening into:

Entrance Hall

Storage cupboard. Door into:



## FIRST FLOOR

Landing

Doors into bedroom and bathroom.

Bedroom

16' 2" x 10' 9" (max) (4.93m x 3.28m)

Velux window to rear. A range of fitted wardrobes with mirrored sliding doors. Fitted low level cupboards and drawer units.

Radiator.

Bathroom

Three piece suite comprising panel enclosed bath with shower over, pedestal wash hand basin and low level wc. Partially tiled walls.

Radiator. Obscure double glazed window to front.

## OUTSIDE

Rear Garden

Low maintenance paved garden with gated access to front. Garden shed to remain.

Home Office

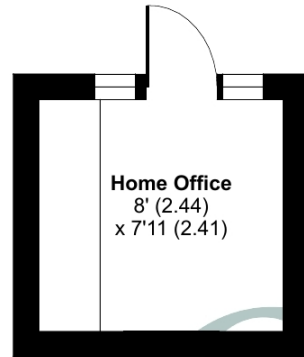
Power and light connected.  
Window and door to rear garden.

Parking

Parking space for one car.

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





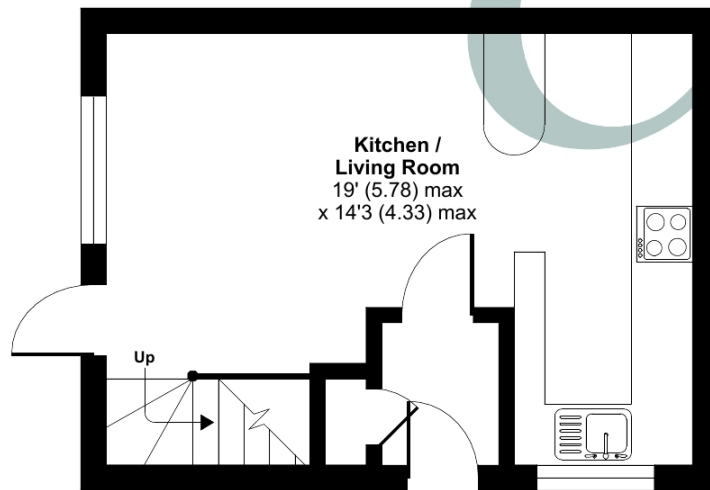
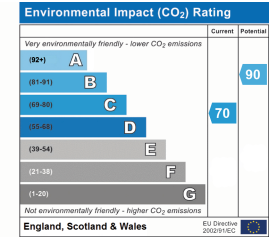
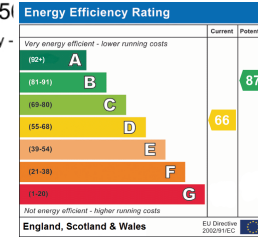
OUTBUILDING

Home Office  
8' (2.44)  
x 7'11 (2.41)

Approximate Area = 531 sq ft / 49.3 sq m  
Limited Use Area(s) = 13 sq ft / 1.2 sq m  
Outbuilding = 64 sq ft / 5.9 sq m  
Total = 608 sq ft / 56.1 sq m

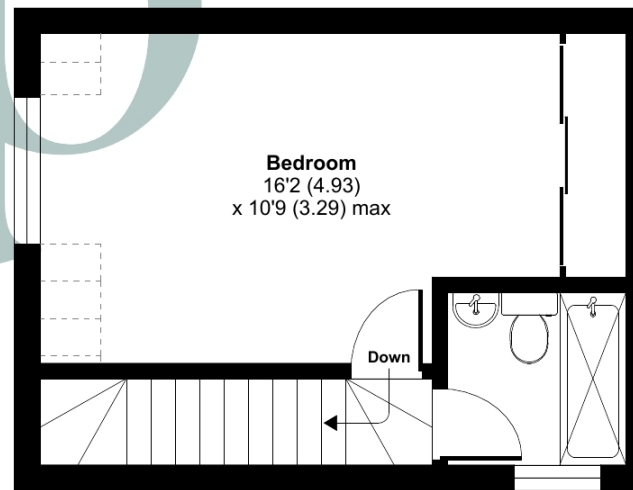
For identification only -

Denotes restricted head height



GROUND FLOOR

Kitchen /  
Living Room  
19' (5.78) max  
x 14'3 (4.33) max



FIRST FLOOR

Bedroom  
16'2 (4.93)  
x 10'9 (3.29) max



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1174802

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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