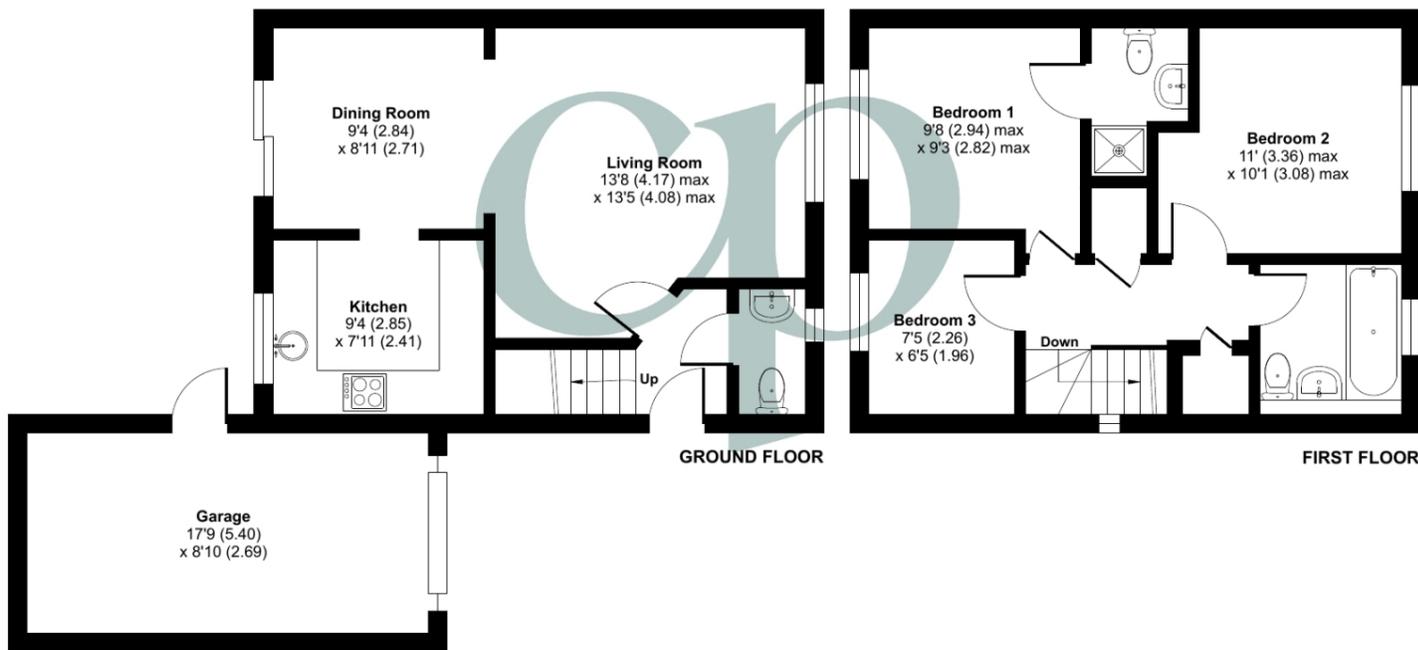




Approximate Area = 804 sq ft / 74.7 sq m  
 Garage = 156 sq ft / 14.5 sq m  
 Total = 960 sq ft / 89.2 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1304004

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

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

This 3 bedroom link detached home with garage and off-road parking, is situated in a popular cul-de-sac location just a short walk to well regarded schooling and High Street shops and amenities. It boasts a good size, private, easterly facing rear garden- perfect for entertaining!

- Ground floor cloakroom
- Main bedroom with ensuite
- Off road parking with EV charger
- 17ft garage with power and light
- Private enclosed east facing rear garden
- Walking distance to well regarded local schooling: Robert Bloomfield Academy and Samuel Whitbread Academy

## Ground Floor

### Entrance Hall

Stairs rising to first floor. Doors to living room and cloakroom. Radiator. Double glazed window to side.

### Cloakroom

Low level WC, pedestal wash hand basin. Tiled splash back. Radiator. Obscure double glazed window to side. Ceramic tiled floor.

### Living Room

13' 8" x 13' 5" (4.17m x 4.08m). Double UPVC window to front. Radiator. Wood effect flooring, Under stairs storage cupboard with light. Open archway to:

### Dining Room

9' 4" x 8' 11" (2.84m x 2.71m) Door to kitchen. Radiator. Wood effect flooring, Double glazed patio doors to rear garden.

### Kitchen

9' 4" x 7' 11" (2.85m x 2.41m) A range of base and eye level units with work surfaces over. Gas hob with built in eye level oven and extractor over. Space for fridge freezer. Space and plumbing for washing machine. UPVC double glazed window overlooking rear garden. Stainless steel sink and drainer unit. Ceramic tiled flooring. Wall mounted gas boiler enclosed in cupboard.

## First Floor

### Landing

Access to loft. Door to airing cupboard housing hot water tank and shelving. Double glazed window to side. Radiator.



### Bedroom One

9' 8" x 9' 3" (2.94m x 2.82m) UPVC double glazed window to rear. Radiator. Door to:

### En-suite

Shower cubicle. Pedestal wash hand basin. Low level w/c. Shaver point. Ceramic tile flooring. Extractor fan.

### Bedroom Two

10' 1" x 11' (3.08m x 3.36m) UPVC double glazed window to front. Radiator.

### Bedroom Three

7' 5" x 6' 5" (2.26m x 1.96m) UPVC double glazed window to rear. Radiator.

### Family Bathroom

Suite comprising panel enclosed bath with telephone mixer attachment. Pedestal wash basin. Low level WC. Tiled splash back. Shaver point. Extractor fan. Ceramic tiled flooring. Obscure double glazed window to front. Radiator.

## Outside

### Front Garden

Paved driveway providing off road parking for one car. Mainly laid to lawn with flower and shrub borders. EV charging point.

### Rear Garden

East facing rear garden. Paved patio area. Mainly laid to lawn with flower and shrub borders. Further decked patio area. Outside tap. Door to garage.

### Garage

Up and over door. Power and light.

### Agents Note

We advise any buyer to confirm this information with their legal representative prior to exchange of contracts.

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

