



# 3, Hitchin Road

Shefford,  
Bedfordshire, SG17 5JA  
£310,000

country  
properties

A truly individual 2-bedroom home arranged over four floors, offering generous 980 square feet of living accommodation. Thoughtfully updated and remodelled throughout, this property provides well-presented, open-plan modern living with a stylish and contemporary finish

- Ideal first time buy - Just move straight in !
- Generous square footage of versatile living accommodation
- Unique multi-level layout: arranged across four floors, offering a distinctive and versatile living arrangement.
- Generous living space: Over 980 sq ft / 91.2 sq m of accommodation, including a large basement suitable for a variety of uses
- Stylishly updated throughout with modern finishes
- Just a short walk to town centre amenities

## Ground Floor

### Living Room

21' 0" x 11' 3" (6.40m x 3.43m) Wood effect flooring. Radiator. Exposed ceiling beam. Multi pane double glazed window to front. Steps down to basement room. Open plan to kitchen/diner.

### Kitchen/Diner

27' 1" x 10' 11" (8.26m x 3.33m) A range of wall & base units with roll edge quartz worktops over. Inset stainless steel sink & drainer unit with swan neck mixer tap over. Built in electric oven & gas hob. Tiled splashbacks. Integrated fridge. Wall mounted gas boiler. Double glazed window to rear. Wood effect flooring. Modern glass balustrade with wood framing. Steps down to UPVC obscure door onto rear garden.

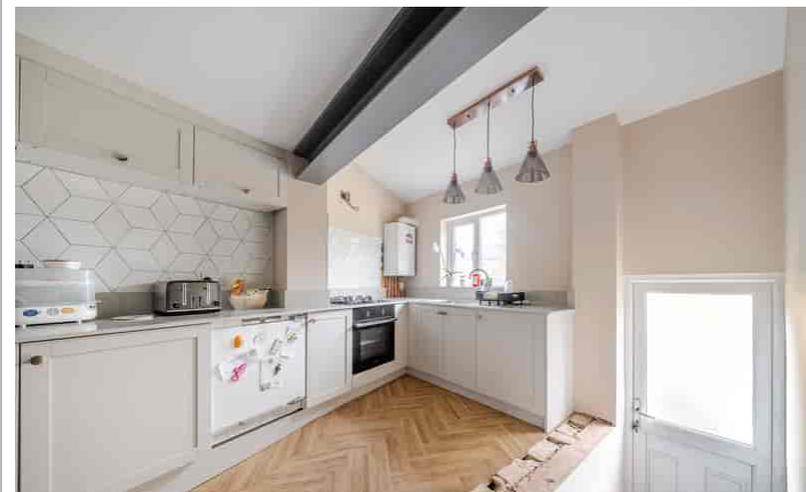
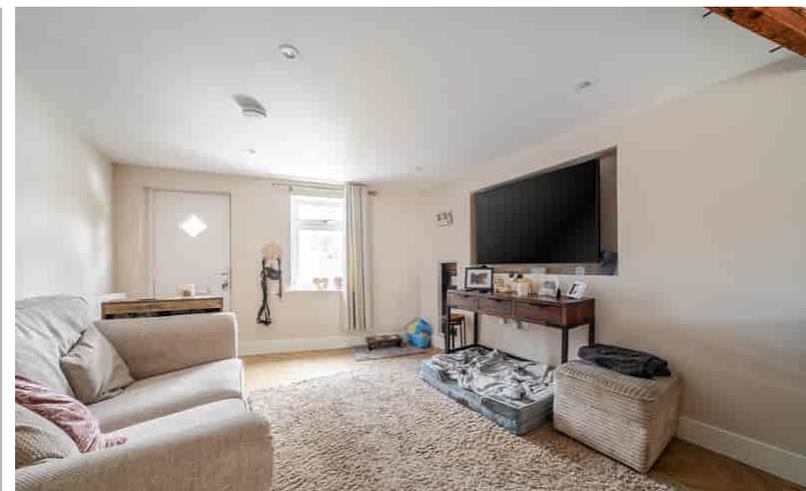
### Basement

#### Basement Room

21' 0" x 11' 11" (6.40m x 3.63m) Wood effect flooring. Two radiators. Door leading to utility area.

#### Utility Room

7' 9" x 6' 1" (2.36m x 1.85m) Space & plumbing for washing machine. Space for tumble dryer. Door with steps leading up to rear garden.



## First Floor

### Landing

Doors into Bedroom 1 & 2 with stairs raising to 2nd floor.

### Bedroom 1

13' 0" x 9' 7" (3.96m x 2.92m) Double glazed window to rear. Radiator. Exposed ceiling beam.

### Bedroom 2

11' 3" x 7' 8" (3.43m x 2.34m) Multi pane double glazed window to front. Radiator.

## Second Floor

### Bathroom

11' 11" x 11' 10" (3.63m x 3.61m) Double shower cubicle, low level WC, vanity wash hand basin. Tiled splashbacks. Chrome heated towel rail. Wood effect flooring. Extractor fan. Access to eave storage. Two obscure double glazed windows to side.

## Outside

### Rear Garden

Paved patio area. Garden to be laid to turf. Steps down with access to utility area/basement room. Pedestrian right of way for access over neighbouring properties. (No access for neighbours to cross No 3)

### 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 Area = 982 sq ft / 91.2 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2026. Produced for Country Properties. REF: 1424271



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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