



Langham House

4a, Clifton Road, Shefford,
Bedfordshire, SG17 5AA

Offers in Region of: £700,000

COUNTRY PROPERTIES
PART OF **HUNTERS**

LOCATION LOCATION LOCATION! This individual five bedroom detached home with double garage offers versatile accommodation for all the family, with the potential to extend or adapt the current layout, (subject to necessary planning). Occupying a secluded location in the heart of Shefford the 'WOW' factor is the extensive decking area overlooking the River Hit, simply perfect for entertaining on those 'alfresco' evenings.

- Five double bedrooms and two bathrooms
- Rear garden boasts an extensive decked area overlooking the River Hit!
- Double garage with ample driveway parking for at least four cars
- Potential to adapt the current layout/extend subject to any necessary consents
- Offering over 2,000 sq feet of versatile accommodation
- Occupying a discreet location in a small close of three similar homes
- Just a short stroll to Shefford High Street
- Within a short stroll of the property there are a number of countryside walks



GROUND FLOOR

Entrance

Via UPVc partially glazed door with sidelight, opening into:

Entrance Hall

Stairs rising to first floor accommodation. Radiator. Wood effect flooring. Doors into cloakroom, kitchen/breakfast room and living room.

Cloakroom

Suite comprising low level flush wc with concealed cistern and vanity wash hand basin. Radiator. Tiled flooring. Obscure double glazed window to front.

Kitchen/Breakfast Room

17' 4" (max) x 13' 3" (max) (5.28m x 4.04m) A range of wall and base units with marble effect worksurfaces and tiled splashbacks. Peninsular breakfast bar with fitted cupboards and seating area. Inset one & half bowl sink with drainer and mixer tap over. Fitted oven and hob with extractor over. Integrated Bosch dishwasher and fridge/freezer. Plumbing and space for washing machine. Space for tumble dryer. Tiled flooring. Understairs storage cupboard. Double glazed windows to side and rear. Double glazed door opening onto the decking area.

Living Room

25' 0" (into bay) x 13' 8" (max) (7.62m x 4.17m) Dual aspect room with double glazed bay window to front and sliding patio doors opening onto the decking area. Feature reclaimed stone fireplace with open grate. Two radiators. Wood effect flooring. Opening to:

Conservatory

14' 6" (into bay) x 11' 0" (max) (4.42m x 3.35m) Double glazed construction on brick base with double glazed windows and French doors opening onto the rear garden. Solid wood flooring

FIRST FLOOR

Landing

13' 3" (max) x 12' 11" (4.04m x 3.94m) A spacious landing currently used as a study area. Airing cupboard with emersion heater. Double glazed window to front. Radiator. Doors into bedrooms 1, 4, 5 and family bathroom. Stairs rising to second floor accommodation.



Bedroom 1

17' 11" (max) x 16' 0" (max) (5.46m x 4.88m)
Dual aspect room with double glazed windows to front and rear, with views overlooking the river. Radiator. A range of fitted furniture including wardrobes, drawer units, dressing table and bedside cabinets. Door into:

En-Suite Bathroom

Suite comprising corner bath with mixer tap and shower attachment, low level flush wc and wash hand basin. Tiled walls and ceramic tiled flooring. Obscure double glazed window to rear.

Bedroom 4

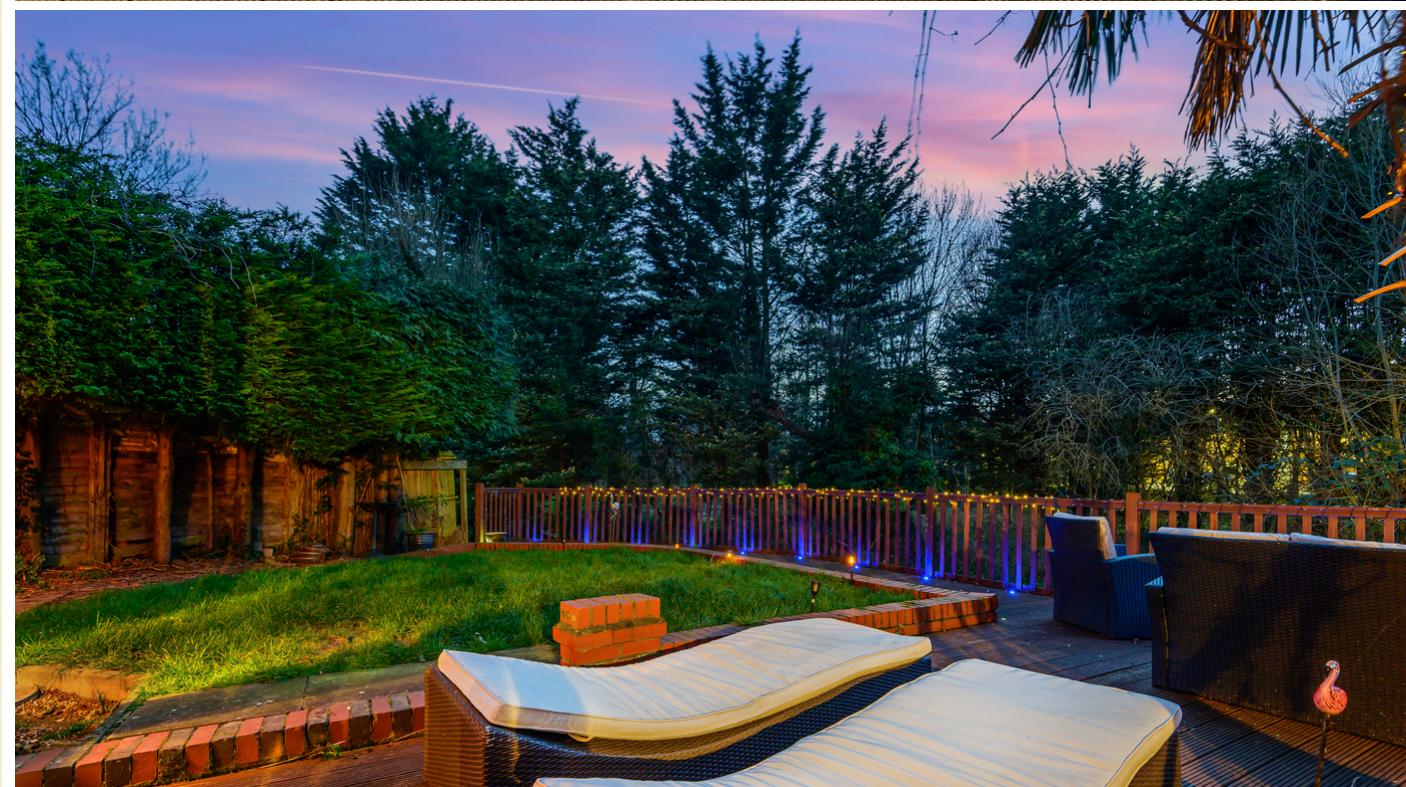
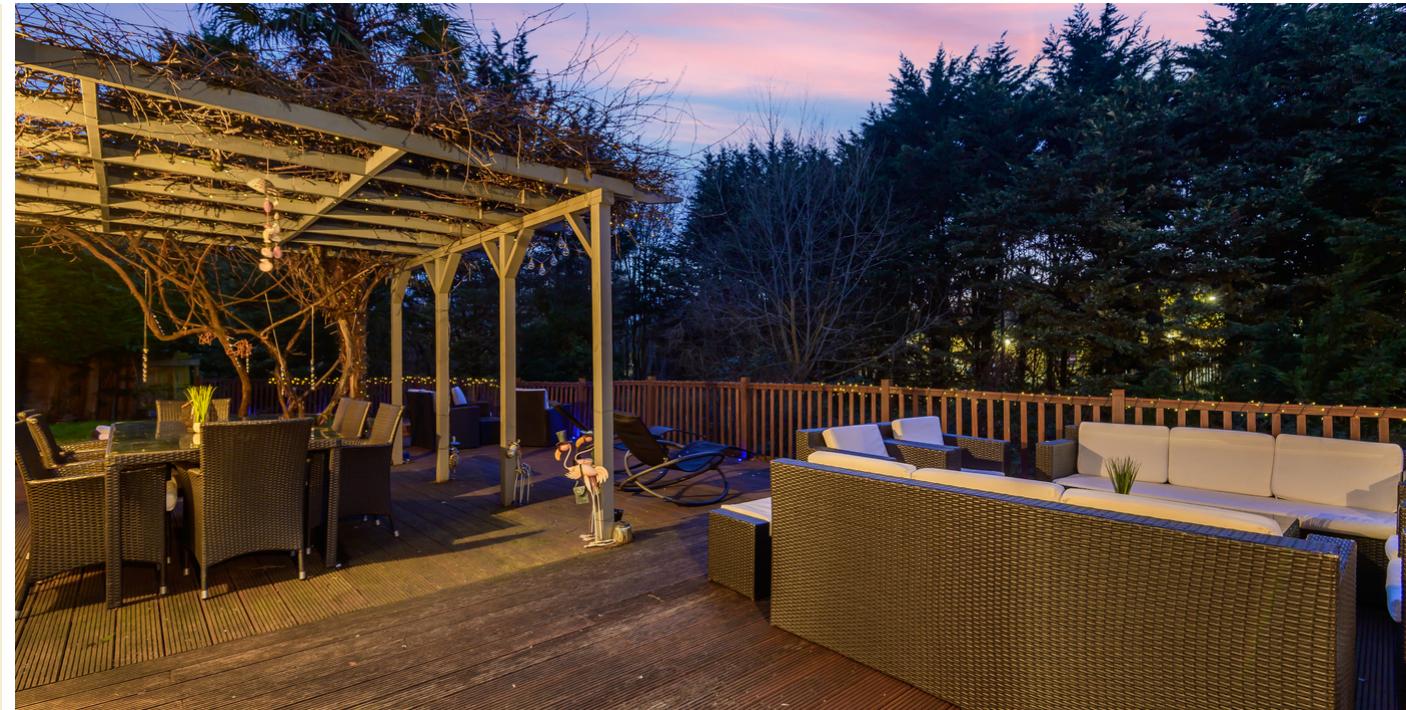
13' 8" x 10' 10" (4.17m x 3.30m) Double glazed window to front. Radiator. Fitted double wardrobe. Wood effect flooring.

Bedroom 5

10' 5" x 8' 8" (3.17m x 2.64m) Double glazed window to rear. Radiator. Built-in wardrobe.

Family Bathroom

Suite comprising panel enclosed bath with mixer tap and shower attachment, wc and vanity wash hand basin. Fully tiled walls and ceramic tiled flooring. Radiator. Obscure double glazed window to rear.



SECOND FLOOR

Landing

Eaves storage cupboards. Doors into both bedrooms.

Bedroom 2

17' 9" (max) x 13' 6"(max) (5.41m x 4.11m)
Velux window to rear. Radiator. Wood effect flooring.

Bedroom 3

17' 9" x 9' 11" (5.41m x 3.02m) Velux window to rear. Radiator. Built-in wardrobes. Hatch to loft space.

OUTSIDE

Front Garden

Laid to lawn with mature flower/shrub borders with paved footpath to front door and gated access to the rear garden. Shingled driveway providing ample off road parking for approximately 4 cars.

Rear Garden

Westerly facing rear garden with extensive raised decked patio area overlooking the river. Remaining garden laid to lawn with mature shrub borders and steps leading down to the river. Personal door to garage. Gated access to front.

Double Garage

Electric roller door to front with power/light connected. Wall mounted gas boiler. Personal door to rear garden.

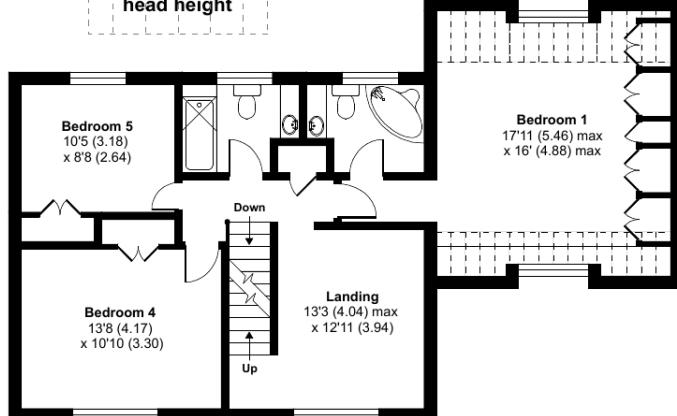
PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES





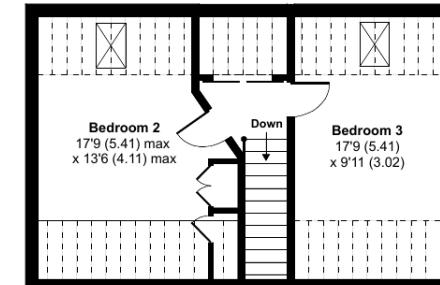


Denotes restricted head height

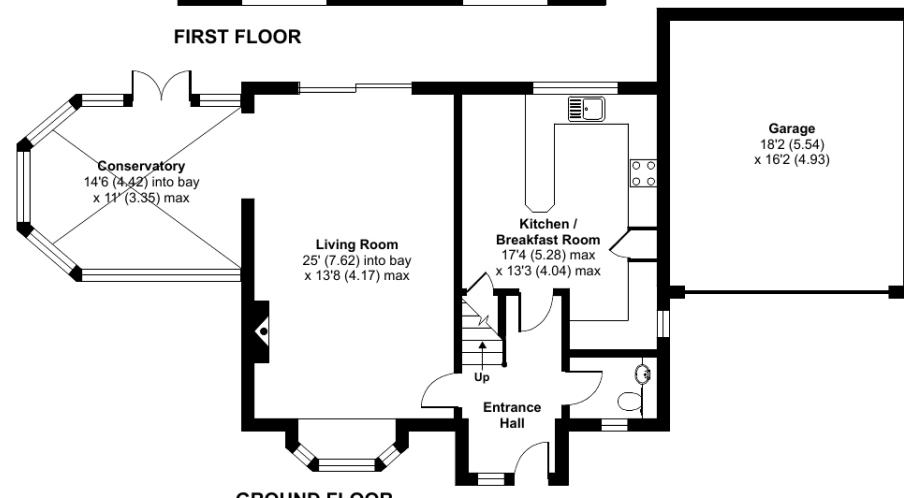


FIRST FLOOR

Approximate Area = 1881 sq ft / 174.7 sq m
 Limited Use Area(s) = 315 sq ft / 29.3 sq m
 Garage = 288 sq ft / 26.8 sq m
 Total = 2484 sq ft / 230.8 sq m
 For identification only - Not to scale



SECOND FLOOR



GROUND FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022. Produced for Country Properties. REF: 814809


**COUNTRY
PROPERTIES**
 — PART OF HUNTERS —

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(70 to 80)	C		
(55 to 68)	D	61	71
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

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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