



12, Campton Road

Shefford,  
Bedfordshire, SG17 5BJ

GUIDE PRICE £450,000

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properties



Make your mark on this CHAIN FREE chalet style home situated in a quiet cul de sac location in the popular town of Shefford. The property is a short stroll to highly regarded schooling, local amenities and countryside walks. Open house viewings on Saturday 22nd March – please call to book your appointment.

- Offered with no upward chain
- Potential to extend or adapt the current layout – subject to any necessary consent
- Over 1600 sq feet or versatile & adaptable accommodation
- Downstairs bathroom
- 3 good size bedrooms & upstairs shower room
- Single garage with power and light
- Driveway providing ample off road parking

## Ground Floor

### Entrance Porch

Double UPVC doors into entrance porch. Door leading to

### Entrance Hallway

Door into entrance hall. Parquet flooring, electric wall mounted heater. Radiator. Intercom. Open under stair storage area. Stairs rising to first floor. Double doors to shelved airing cupboard housing hot water tank. Doors to Living room, Dining room and Bathroom.

### Bathroom

Obscure double glazed window to front. Panel enclosed bath with low level wc and wash hand basin. Shower cubicle fitted with electric shower. Tiled splashbacks. Radiator. Electric wall heater.

### Living Room

21' 11" x 12' 0" (6.68m x 3.66m) Double glazed window to front. Feature fireplace fitted with cast iron fire. Radiator. Two wall lights. Fully glazed double doors to Garden room with bi-fold doors leading to Dining room with serving hatch to kitchen.

### Dining Room

10' 8" x 8' 5" (3.25m x 2.57m) Two double glazed windows to rear. Radiator.

### Garden Room

15' 1" x 7' 9" (4.60m x 2.36m) Double glazed windows to rear and side. Door to leading to garden. Radiator.





## Kitchen

17' 2" x 10' 8" (5.23m x 3.25m) Double glazed window to rear. A range of wall and base units with complementary work surfaces over. Inset stainless steel sink with drainer unit and swan neck mixer tap over. Space for cooker. Space for washing machine. Radiator. Floor mounted boiler. Door leading to garage. Door leading to store.

## Store

7' 8" x 5' 9" (2.34m x 1.75m) Double glazed window to front. Fitted with power & light. Door leading to garden.

## First Floor

### Landing

Double glazed window to rear. Doors leading to all bedrooms and shower room. Loft hatch. Radiator. Built-in shelved storage cupboard. Low level storage cupboard.

### Bedroom 1

18' 8" x 12' 1" (5.69m x 3.68m) Double glazed window to front. Two built-in wardrobes. Low level storage cupboard. Radiator.

### Bedroom 2

11' 10" x 11' 8" (3.61m x 3.56m) Double glazed window to front. Two built-in wardrobes. Built-in cupboard. Radiator.

### Bedroom 3

11' 8" x 9' 5" (3.56m x 2.87m) Double glazed window to front. Radiator.

## Shower Room

Obscure double glazed window to rear. Shower cubicle with electric shower over. Pedestal wash hand basin, low level wc. Dimplex wall mounted heater.

## Outside

### Front Garden

Low level wall, established shrubs. Gated large paved driveway providing off road parking for several cars.

### Rear Garden

Large garden mainly laid to lawn with paved area. Garden pond. Side gated access with paved pathway leading to front.

### Garage

Single garage with up and over door, power and light.

### Agents Note

The owners advise there is a right of access to the side of the garden for no 105 Amptill Road to access there property. We advise any purchaser to check 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)

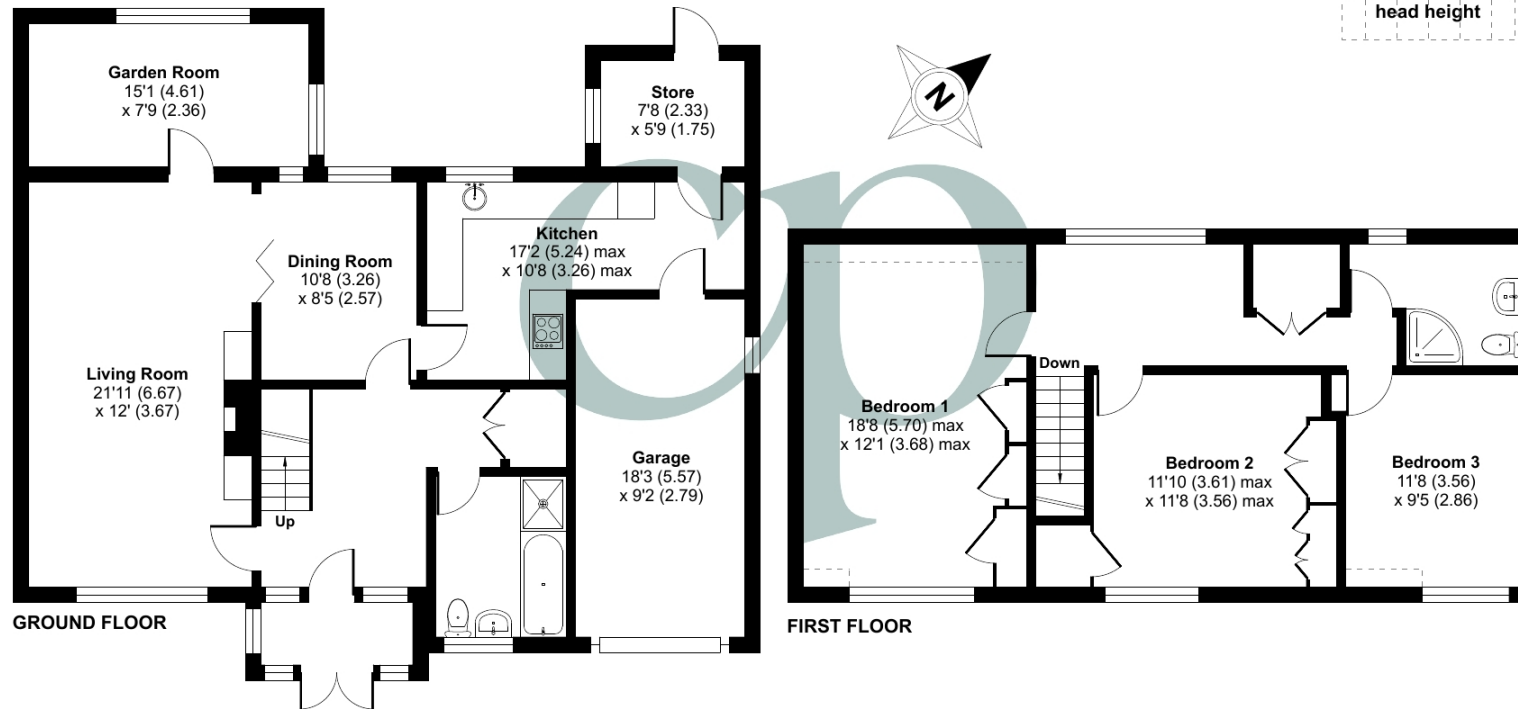
PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES



Approximate Area = 1625 sq ft / 151 sq m  
 Limited Use Area(s) = 19 sq ft / 1.7 sq m  
 Garage = 167 sq ft / 15.5 sq m  
 Total = 1811 sq ft / 168.2 sq m  
 For identification only - Not to scale

Denotes restricted  
head height

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		78
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	49	
(21-38)	F		49
(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). © nchecon 2025. Produced for Country Properties. REF: 1241912

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## Viewing by appointment only

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