



2a Victoria Road, Shefford, Bedfordshire, SG17 5AL

£499,995

FOUR BEDROOM Link DETACHED in SHOW HOME CONDITION. Built only 9 years ago yet uniquely situated in a this sought after location just a few minutes' walk from the town centre. High specification throughout including solid oak internal; doors, underfloor heating, and an impressive 18 ft kitchen/diner with integrated appliances plus granite worksurfaces. The accommodation is both well planned and spacious to include a 17 ft dual aspect L-shaped lounge with French doors onto the Southwest facing garden, downstairs cloakroom and useful utility room. Upstairs are four generous bedrooms with en-suite to master and a family bathroom. Off road parking is via a block paved driveway for two cars and the rear garden has been beautifully landscaped with entertaining/seating areas.

Lane &
BENNETTS

- 4 BEDROOM LINK DETACHED IN SHOW HOME CONDITION
- NO CHAIN
- ESTABLISHED LOCATION CLOSE TO TOWN CENTRE
- 18FT KITCHEN/DINER + UTILITY ROOM
- INTEGRATED APPLIANCES + GRANITE WORKTOPS
- 17FT L-SHAPED DUAL ASPECT LOUNGE
- CLOAKROOM +EN-SUITE + FAMILY BATHROOM
- LANDSCAPED SOUTH/WEST FACING GARDEN
- DRIVEWAY PROVIDING OFF ROAD PARKING OR 2 CARS
- COUNCIL TAX BAND E / EPC C

Approximate Gross Internal Area
 Ground Floor = 69.1 sq m / 744 sq ft
 First Floor = 58.3 sq m / 627 sq ft
 Total = 127.4 sq m / 1,371 sq ft



Illustration for identification purposes only,
 measurements are approximate, not to scale.
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