



20, Hoo Road

Meppershall, Shefford,
Bedfordshire, SG17 5LP
£400,000

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This individual extended three bedroom home is situated in a quiet no through road in the popular village of Meppershall. The property has potential to further adapt the current layout and offers a private mature generous rear garden and off road parking for 1 car.

- Quiet no through road location
- Separate study – ideal for those working from home !
- Separate dining/family room
- Village amenities include post office, village pub, bakers and community centre
- Complete chain in place above
- Stylish re fitted 18ft kitchen/diner with integrated appliances
- The owners have created a beautiful mature private rear garden with an abundance of flowers, shrubs and tree's
- A short commute to Hitchin and Arlesey train stations providing direct link into London within 45 minutes



GROUND FLOOR

Entrance Hall

Door into living room, office, Cloakroom, kitchen/dining room, under stairs storage cupboard. Radiator.

Cloakroom

Suite comprising low level flush wc , wash hand basin with vanity under. Tiled splashback. Radiator. Tiled flooring. Obscure double glazed window to side.

Study

5' 11" x 7' 10" (1.80m x 2.39m)

Double glazed window to side. Radiator.

Kitchen/Diner

9' 2" x 18' 1" (2.79m x 5.51m) A range of base and eye level units with complimentary work surfaces over.

Stainless steel sink with drainer unit and mixer tap over. induction hob with extractor hood over. Eye level double oven/grill.

Integrated dishwasher ? Door into Dining room. Part glazed double glazed door to side providing access to the garden. Double glazed window to rear.

Dining Room

8' 10" x 13' 9" (2.69m x 4.19m)

Double glazed window to rear. Radiator. Part glazed door into living room with glass pane to side.



Living Room

13' 1" x 19' 1" (3.99m x 5.82m)

Double glazed walk in bay window to front. Radiator. Feature brick open fireplace. Stairs rising to first floor accomoation.

First Floor

Landing

Door to all bedrooms and bathroom. Loft hatch.

Bedroom one

10' 2" x 13' 3" (3.10m x 4.04m)

Double glazed window to front. Radiator.

Bedroom Two

9' 2" x 9' 2" (2.79m x 2.79m)

Dual aspect double glazed windows to side and front. Radiator.



Bedroom Three

8' 10" x 9' 2" (2.69m x 2.79m)
Dual aspect double glazed windows to side and rear.

Family Bathroom

Double glazed window to rear. Three piece suite comprising panel enclosed bath with shower over, Pedestal wash hand basin and Wc.

OUTSIDE

Front Garden

Pathway leading to front door. Wild flower garden. Driveway providing off road parking x 1 car leading to garage. Gated access to rear garden.

Garage

Up and over door. Space and plumbing for washing machine.

Rear Garden

Mainly laid to lawn with various mature shrubs and tree's providing a quiet oasis.



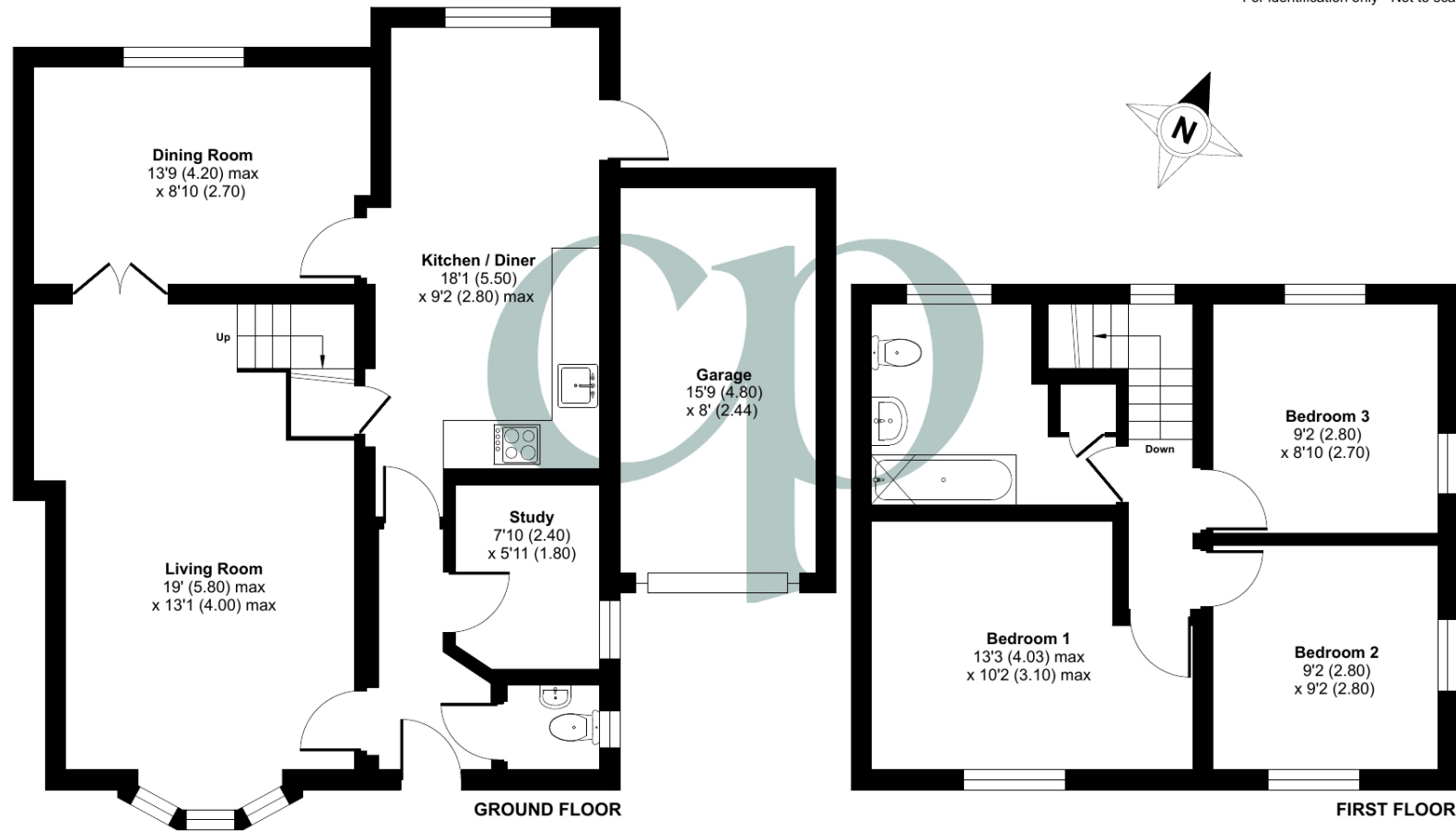


Approximate Area = 1110 sq ft / 103.1 sq m

Garage = 126 sq ft / 11.7 sq m

Total = 1236 sq ft / 114.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Country Properties. REF: 1169708

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Viewing by appointment only

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