

country  
properties

25, Queen Elizabeth Close  
Shefford,  
Bedfordshire, SG17 5LE  
£550,000



Viewing by appointment only

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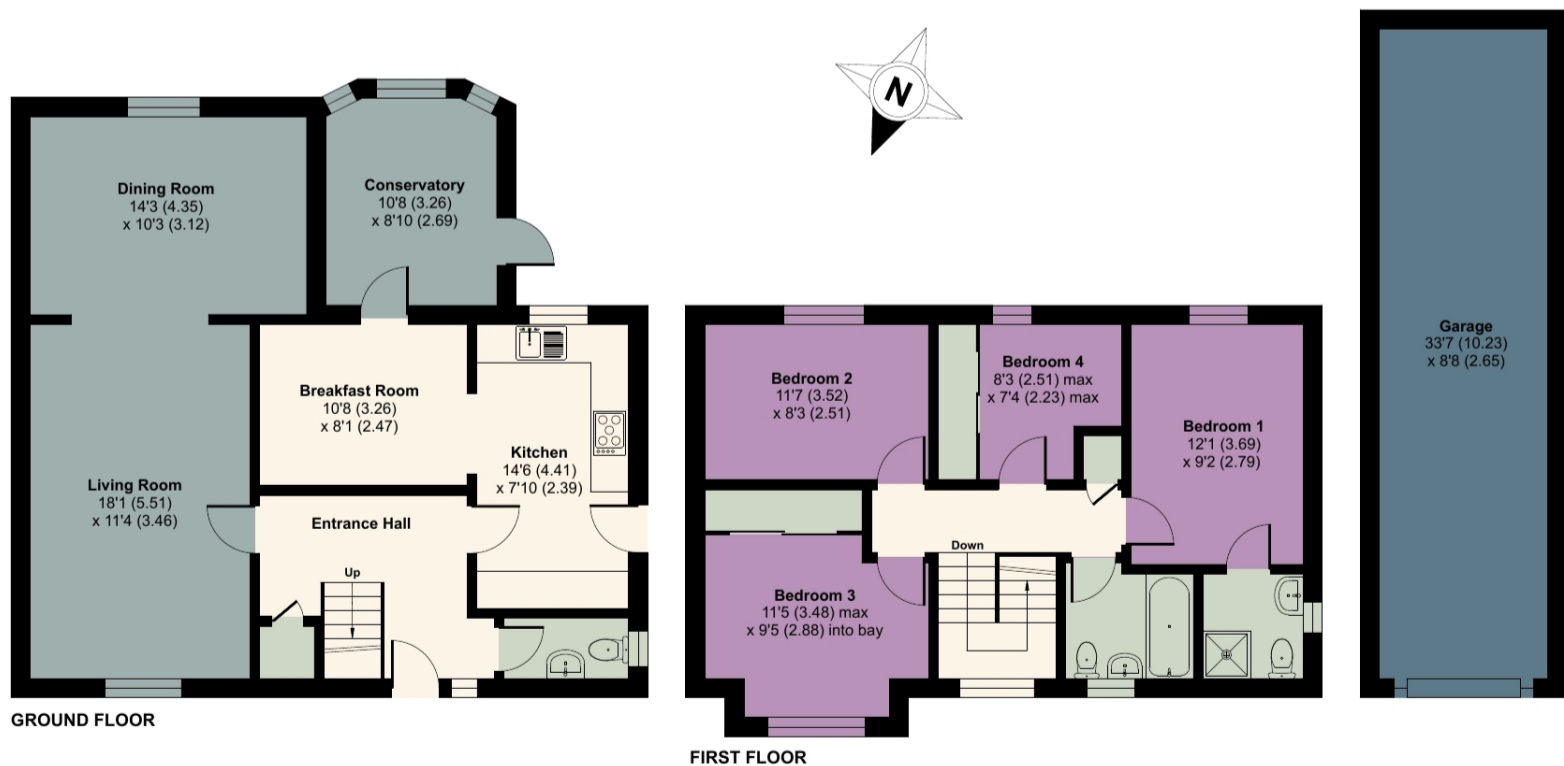
A spacious and well-presented four-bedroom detached family home, ideally situated on a generous corner plot within a quiet cul-de-sac location. Perfectly positioned close to well-regarded local schools and a range of everyday amenities, this property is ideally suited for family living. Conveniently located, the property is just a short drive from nearby Arlesey, offering excellent rail links into London, making it ideal for commuters.



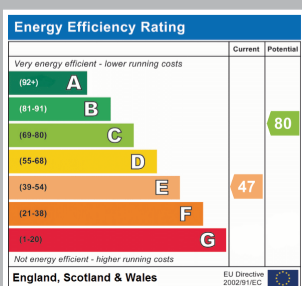
- Well presented - just move in !
- Excellent potential to extend or adapt the current layout (subject to planning permission)
- Dual aspect living/dining room
- Bedroom one with en suite
- Attractive corner plot offering added privacy and outdoor space
- Useful conservatory providing additional living space
- Spacious 14ft kitchen/breakfast room
- Family friendly location close to highly regarded local schooling

## Floor Plans

Approximate Area = 1410 sq ft / 130.9 sq m  
 Garage = 292 sq ft / 27.1 sq m  
 Total = 1702 sq ft / 158 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Country Properties. REF: 1438867



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.



Ground Floor

Entrance Hall  
 Door to storage cupboard.  
 Doors leading to living room,  
 Kitchen & Cloakroom.  
 Kitchen/Breakfast Room  
 14' 6" x 7' 10" (4.42m x 2.39m)

Living Room  
 18' 1" x 11' 4" (5.51m x 3.45m)  
 Double glazed window to  
 front: Feature fireplace with  
 electric fire. Radiator.  
 Opening to Dining Room

Dining Room  
 14' 3" x 10' 3" (4.34m x 3.12m)  
 Double glazed window to  
 rear. Radiator.

Conservatory  
 10' 8" x 8' 10" (3.25m x 2.69m)  
 Built on a brick base with  
 double glazed windows to  
 rear & door to side. Tiled floor.  
 Radiator.

First Floor  
 Landing  
 Double glazed window to  
 front.  
 onto rear garden. Radiator.  
 glazed French doors leading  
 into breakfast room. Double  
 fitted larder  
 cupboard/furniture.

#### Bedroom 1

12' 1" x 9' 2" (3.68m x 2.79m)

Double glazed window to rear.  
Radiator. Door to En-suite

#### En suite

Obscure double glazed window to side aspect.  
Separate shower cubicle.  
Pedestal wash hand basin. Low level WC. Radiator.

#### Bedroom 2

11' 7" x 8' 3" (3.53m x 2.51m)

Double glazed window to rear.  
Radiator.

#### Bedroom 3

11' 5" x 9' 5" (3.48m x 2.87m)

Double glazed bay window to front. Fitted wardrobes.  
Radiator.

#### Bedroom 4

8' 3" x 7' 4" (2.51m x 2.24m)

Double glazed window to rear.  
Fitted wardrobes. Radiator.



#### Bathroom

Obscure double glazed window to front. Three piece suite comprising: panel enclosed bath, wall mounted wash hand basin, low level WC. Radiator.

#### Outside

#### Front Garden

Driveway providing ample off road parking leading to front door. Mainly laid to lawn with established trees. Gated access to rear.

#### Rear Garden

Paved patio area. Mainly laid to lawn with flower/shrub borders. Gated access to front. Personal door to garage.

#### Garage

33' 7" x 8' 8" (10.24m x 2.64m)  
Tandem garage. Power & light. Up and over door.

#### 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

