



46, Kingfisher Road

Shefford,  
Bedfordshire, SG17 5YQ

Offers in Excess of: £350,000

COUNTRY PROPERTIES  
PART OF HUNTERS



This 3 bedroom semi detached home with double glazed conservatory is offered in excellent condition throughout with the upward chain in place, and located close to lovely riverside walks.

- Well presented throughout just move in!
- Double glazed conservatory with french doors opening onto the rear garden
- Ground floor cloakroom
- Master bedroom with re-fitted en suite and fitted wardrobes
- Upward chain in place (end of chain)
- Single garage with off road parking for 2 cars
- Walking distance to the town centre and well regarded local schools

## GROUND FLOOR

### Entrance Hall

Stairs rising to first floor accommodation with understairs storage cupboard. Wood laminate flooring. Radiator. Doors into all rooms.

### Cloakroom

Suite comprising low level wc and pedestal mounted wash hand basin. Half tiled walls and wood laminate flooring. Obscure double glazed window to side.

### Kitchen

9' 3" x 7' 10" (2.82m x 2.39m) A range of wall and base units with worksurfaces and complementary brick effect tiled splashbacks. Inset ceramic sink with drainer and swan neck mixer tap over. Integrated dishwasher. Space and plumbing for washing machine. Space for fridge freezer. Fitted stainless steel oven with gas hob and extractor hood over. Wood laminate flooring. Wall mounted gas boiler concealed in wall unit. Double glazed window to front.

### Lounge

14' 11" max x 12' 6" (4.55m x 3.81m) Double glazed window to rear. Two radiators. Double glazed sliding doors opening into the conservatory.

### Conservatory

Double glazed construction on brick base with double glazed windows and french doors opening onto the rear garden. Wood effect flooring.





## FIRST FLOOR

### Landing

Radiator. Airing cupboard housing hot water tank. Doors to all bedrooms and bathroom.

### Bedroom 1

10' 2" x 14' 11" (3.10m x 4.55m) Two double glazed windows to front. Radiator. A range of built in wardrobes. Door into:

### En Suite Shower Room

Three piece suite comprising low level wc, vanity wash hand basin and fully tiled double shower cubicle. Tiled splashbacks. Radiator. Shaver point.

### Bedroom 2

12' 3" x 7' 2" (3.73m x 2.18m) Double glazed window to rear. Radiator. Hatch to loft space.

### Bedroom 3

8' 4" x 6' 11" (2.54m x 2.11m) Double glazed window to rear. Radiator. Built-in wardrobe.

### Bathroom

Three piece suite comprising low level wc, pedestal mounted wash hand basin and panel enclosed bath with shower over. Tiled splashbacks and tiled flooring. Radiator. Extractor fan. Shaver point.

## OUTSIDE

### Front Garden

Gravelled garden with central pathway to front door. External light. Block paved driveway to side leading to garage and parking.

### Rear Garden

Low maintenance paved garden. Enclosed with wood panel fencing with gated access to garage and parking. Cold water tap and external light.

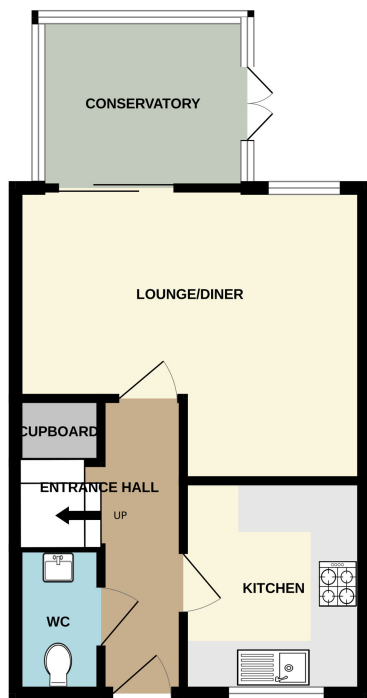
### Garage

En-bloc with up & over door. Boarded roof space. Parking for two cars.

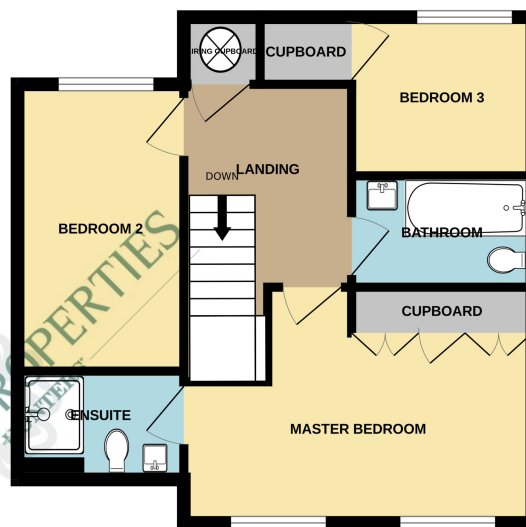
PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBECT TO CHANGES



GROUND FLOOR



1ST FLOOR



46 KINGFISHER ROAD - SHEFFORD

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023

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

Country Properties | 46-48, High Street | SG17 5DG

T: 01462 811822 | E: shefford@country-properties.co.uk

[www.country-properties.co.uk](http://www.country-properties.co.uk)

**COUNTRY PROPERTIES**  
PART OF **HUNTERS**