



Lychmead, Clifton, SG17 5EZ
Guide price £425,000

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LATCHAM
DOWLING

ESTATE AGENTS

GUIDE PRICE £425,000 - £435,000

CHAIN FREE FAMILY HOME IN QUIET CUL DE SAC VILLAGE LOCATION

Latcham Dowling are delighted to offer for sale this rarely available three bedroom detached home situated in a quiet cul-de-sac. The property is double glazed throughout, has a 17' Lounge with large picture window, separate dining room, Kitchen with separate utility room, conservatory and a W.c.. Upstairs there are three bedrooms and a refitted shower room. This would make a great family home in a truly lovely area.

Lychmead is one of the most sought after addresses in the village and lies within the beautiful conservation area. Out of the door and there are lovely walks down the "Bulk" or you can choose to walk along the river to Shefford. This award winning village boasts an 'outstanding' lower school, upper school, stunning duck pond in the heart of the village, convenience store/post office, two pubs, butchers, hairdressers, Indian restaurant, petrol station, recreation ground with community centre, church, church hall, cricket club, lots of beautiful countryside walks and a regular bus service. The nearby market town of Shefford (within walking distance) has everything you need for day-to-day living including a Morrisons supermarket, library, post office, good range of independent shops and businesses, pubs, restaurants, cafes, excellent schools and plenty of parks, open spaces and riverside walks. Arlesey mainline railway station is only a short drive away and the road links are superb with both the A1 and M1 being easily accessible.

The property is available to view now by prior appointment.

Entrance

Hall





W.c

Lounge
17'6 x 12 (5.33m x 3.66m)

Dining room
11'4 x 10'4 (3.45m x 3.15m)

Kitchen
11'4 x 9'4 (3.45m x 2.84m)

Utility room
10'2 x 7'1 (3.10m x 2.16m)

conservatory
11'4 x 10'3 (3.45m x 3.12m)

First floor

Landing

Bedroom one
11'8 x 11'5 (3.56m x 3.48m)

Bedroom two
11'8 x 10'4 (3.56m x 3.15m)

Bedroom three
9'5 x 8'8 (2.87m x 2.64m)

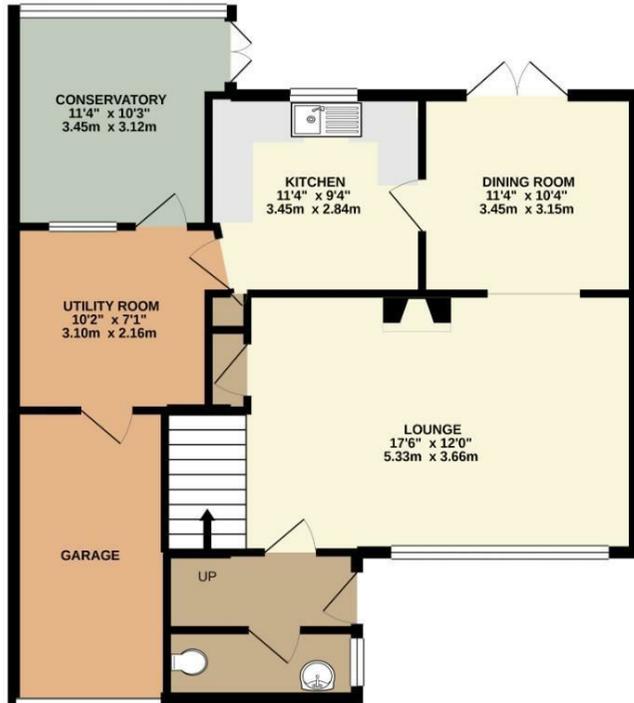
Shower room

Rear garden

Front garden

Garage

GROUND FLOOR
804 sq.ft. (74.7 sq.m.) approx.



1ST FLOOR
458 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA: 1262 sq.ft. (117.3 sq.m.) approx.

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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	64	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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