



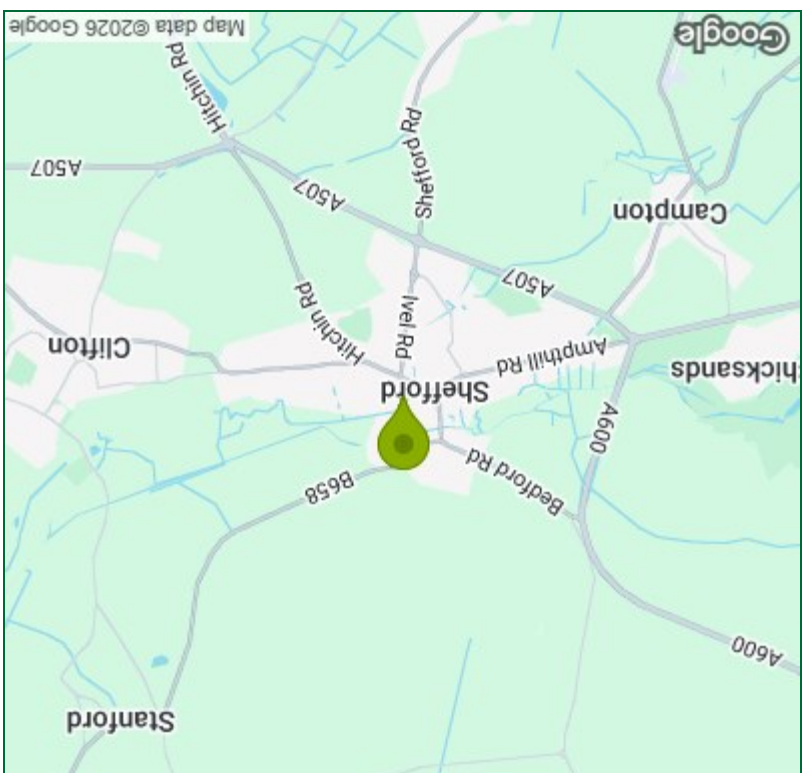
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### Viewing

Please contact our Shefford Office on 01462 814087 if you wish to arrange a viewing appointment for this property or require further information.

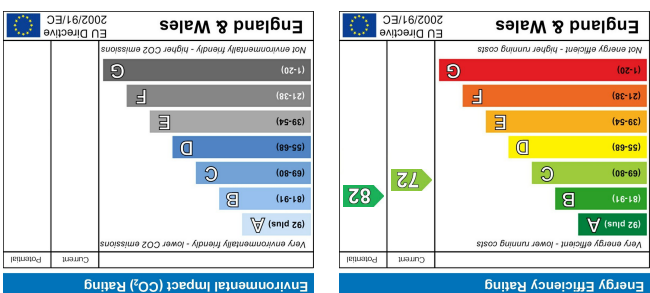


Floor Plan



Area Map

### Energy Efficiency Graph



Heronslee,  
SHEFFORD | Bedfordshire  
£425,000



#### Cloakroom

White suite comprising of low level w.c, wash hand basin, radiator.

#### Entrance Hall

Entrance door, window to front, stairs leading to first and second floor, under stairs storage cupboard, radiator, laminate flooring.

#### Utility Room

7'0" x 4'0"

Range of base and eye level units with roll top work surface, stainless steel sink with mixer tap, tiled floor, radiator.

#### Family Room

13'11" x 9'8"

Double glazed doors leading to rear garden, radiator.

#### Kitchen

11'11" x 9'4"

Fully fitted high quality kitchen with a range of base and eye level units with roll top work surfaces, one and a half stainless steel sink unit with mixer tap, integrated oven and hob, integrated fridge/freezer, integrated dish washer, under cupboard lighting, tiled flooring, uPVC double glazed window to front, radiator.

#### Landing

Stairs leading to second floor.

#### Lounge

15'3" x 13'9"

Double glazed window to rear aspect with French doors to balcony, radiator.



#### Balcony

13'10" x 3'3"

Decked balcony area with views over the river.

#### Bedroom One

11'0" x 9'0"

Two windows to front, built in wardrobes, radiator, door to:-

#### En-Suite

White suite comprising fully tiled shower cubicle with wall mounted shower, low level w.c and wash hand basin in vanity unit, part tiled walls.

#### Second Floor Landing

Airing cupboard housing hot water tank, fitted cupboards.

#### Bedroom Two

11'8" x 9'7"

Double glazed window to front, radiator, fitted sliding door wardrobe.

#### Bedroom Three

7'0" x 6'1"

Double glazed window to rear, radiator.

#### Bedroom Four

6'1" x 6'0"

Window to rear aspect, radiator.

#### Bathroom

Suite comprising of panel enclosed bath with taps, wall mounted shower, glass shower screen, low level w.c and wash hand basin in vanity unit, tiled floor, tiled walls.

#### Garage

Up and over door, parking space in front of garage.

#### Front Garden

Path leading to front door, small lawn area with flower beds enclosed by brick wall.

#### Rear Garden

Paved patio area, rest laid to artificial lawn open aspect overlooking fields and river.

#### Agents Notes

#### Freehold.

Council Tax Band D.

