



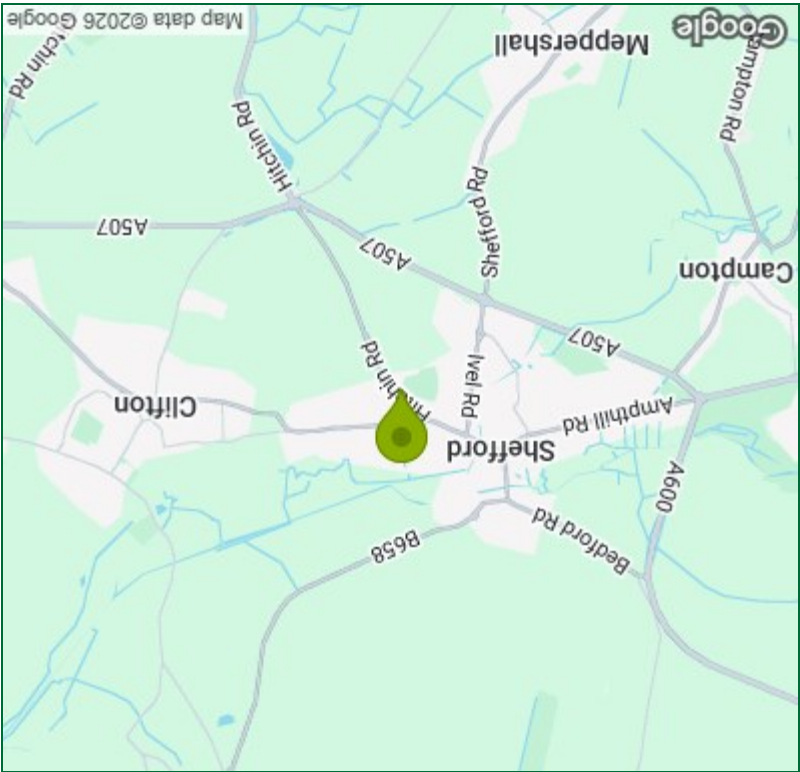
Hitchin Road,
Shefford | Beds
£575,000



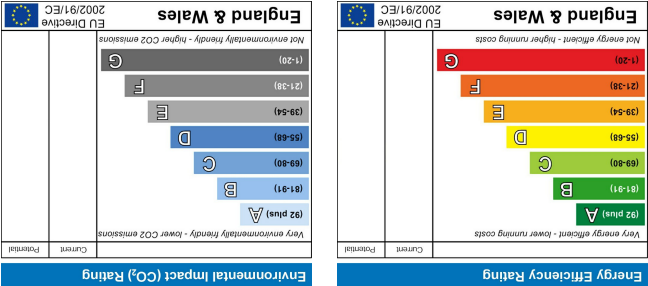
Floor Plan



Area Map



Energy Efficiency Graph



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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Entrance Porch
Entrance door, door to:-

Entrance Hall
Stairs leading to first floor, radiator, door to dining room, door to:-

Cloakroom
Suite comprising of low level w.c, wash hand basin, window to front.

Dining Room
14'0" x 12'0"
Window to side, radiator, double doors to sitting room, door to:-

Kitchen
11'8" x 7'6"
A well fitted kitchen with a range of base and eye level units with granite top work surfaces and matching upstands, inset sink unit with mixer tap, integrated oven with hob and extractor hood over, space for upright fridge/freezer, plumbing for washing machine, tiled floor, window to garden, door to side.

Sitting Room
15'10" x 12'9"
Brick fireplace with gas fire, window to rear, two radiators, door to garden.

Landing
Window to side, storage cupboard.

Bedroom One
12'0" x 11'10"
Window to front, radiator.



Bedroom Two
11'8" x 10'9"
Window to rear, radiator, fitted cupboards, door to shower enclosure.

Bedroom Three
10'11" x 8'9"
Window to front, radiator, fitted cupboard.

Bedroom Four
10'0" x 7'1"
Window to rear, radiator, fitted cupboard.

Bathroom
White suite comprising of panel enclosed bath with mixer tap, wall mounted shower, glass shower screen, wash hand basin in vanity unit, low level w.c, fully tiled walls, tiled floor, window to rear.

Front Garden
Large, gravelled driveway providing off road parking for several cars, rest laid mainly to lawn with mature hedging, gated access to rear.

Double Garage
16'6" x 15'7"
Electric door, power and light, personal door to rear garden.

Rear Garden
A good sized, fully enclosed garden with paved patio area, wall mounted electric retractable awning, rest laid mainly to lawn with a variety of mature trees and shrubs.

Agents Notes
Freehold.
Council Tax Band E.

