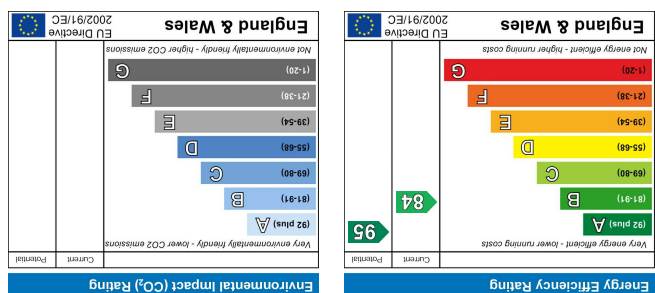




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.

### Viewing

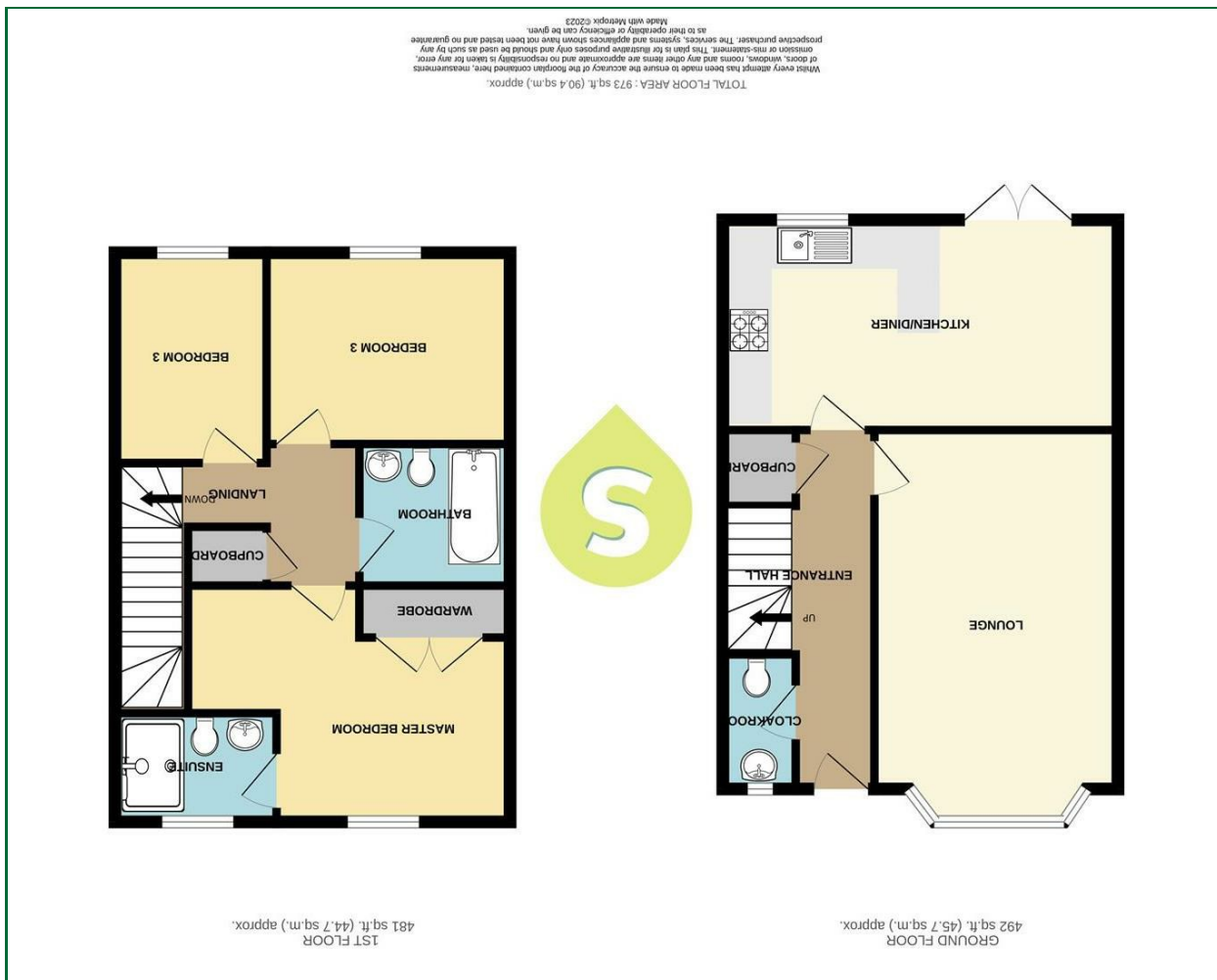
Please contact our Shefford Office on 01462 814087  
if you wish to arrange a viewing appointment for this property or require further information.



Energy Efficiency Graph



Area Map



Floor Plan



Tillers Close,  
SHEFFORD | Bedfordshire  
Price Guide £400,000 to £425,000



#### Entrance Hall

Entrance door, stairs leading to first floor, radiator, under stairs cupboard, wood effect flooring.

#### Cloakroom

White suite comprising of low level w.c, pedestal wash hand basin, radiator, window to front.

#### Lounge

18'8" x 11'3"

Bay Window to front, radiator.

#### Kitchen/diner

18'3" x 9'9"

A well fitted 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, tiled splashbacks, integrated fridge/freezer, dishwasher and washing machine, integrated oven with gas hob and stainless steel extractor hood, window to rear, tiled floor, inset spotlights, window to rear, cupboard housing wall mounted boiler, French doors to garden.

#### Landing

Airing cupboard housing hot water tank, access to loft space.

#### Bedroom One

14'10" x 10'10"

Two windows to front, radiator, double wardrobe, door to:-



#### En-suite

White suite comprising of fully tiled double shower cubicle with wall mounted shower, low level w.c, wash hand basin, part tiled walls, tiled floor, heated towel rail, inset spotlights.

#### Bedroom Two

11'3" x 8'11"

Window to rear, radiator.

#### Bedroom Three

9'6" x 6'9"

Window to rear, radiator.

#### Bathroom

White suite comprising of panel enclosed bath with mixer tap, wall mounted shower, glass shower screen, low level w.c, wash hand basin, tiled floor, part tiled walls, extractor fan, heated towel rail.

#### Front Garden

Tarmac driveway providing off road parking for two cars, path leading to front door, rest laid to lawn enclosed by hedging, gated access to rear.

#### Rear Garden

A fully enclosed garden with paved patio area and path leading to garden shed, rest laid mainly to lawn with gated access to front.

#### Agents Notes

Freehold

Council Tax band E.

EPC band B.

\*\*\*The current owners also have full planning permission granted for a loft conversion creating an additional bedroom and bathroom. Plans available on request\*\*\*\*

