



7 Arnhem Place, Shefford, SG17 5UJ

Price Guide £435,000

An EXCELLENT chance to make your mark on this Four bedroom detached, family home located in a tucked away position on this popular development. The property comprises of a large lounge., dining room kitchen/breakfast room, utility room, cloakroom on the first floor there are four bedrooms and two bathrooms. The property is being sold with no upward chain.

Entrance Hall

Entrance door, radiator, stairs leading to first floor.

Cloakroom

Double glazed window to front, low level w.c, wash hand basin in vanity unit with tiled splash back, radiator.

Lounge 18'2" x 11'0" (5.54 x 3.36)



Double glazed window to front, radiator, gas fire with marble hearth and wooden surround, archway to:-

Dining Room 11'11" x 9'3" (3.64 x 2.84)



French door to garden, radiator.

Kitchen/Breakfast Room 15'3" x 11'6" (4.66 x 3.53)



Double glazed window to rear, range of base and

eye level units with roll top work surfaces, one and a half acrylic sink unit with mixer tap, radiator, French doors to garden.

Utility 7'5" x 4'11" (2.28 x 1.5)

Door to side, wall mounted gas boiler, plumbing for washing machine, stainless steel sink unit.

Landing

Airing cupboard housing hot water tank, radiator, window to side.

Bedroom One 12'2" x 11'5" (3.71 x 3.48)



Double glazed window to front, radiator, door to:-

En-suite 6'9" x 5'6" (2.07 x 1.69)

Suite comprising of shower cubicle, low level w.c, wash hand basin, radiator, double glazed window to side.

Bedroom Two 11'5" x 10'9" (3.5 x 3.3)

Double glazed window to rear, radiator.

Bedroom Three 7'11" x 7'4" (2.43 x 2.24)

Double glazed window to rear, radiator.

Bedroom Four 8'9" x 6'6" (2.67 x 1.99)

Double glazed window to front, radiator.

Bathroom



Suite comprising of panelled bath with mixer tap and shower attachment, low level w.c, pedestal wash hand basin, tiled splash back., radiator.

Front Garden

Driveway providing off road parking, gated access for rear, rest laid to lawn.

Garage

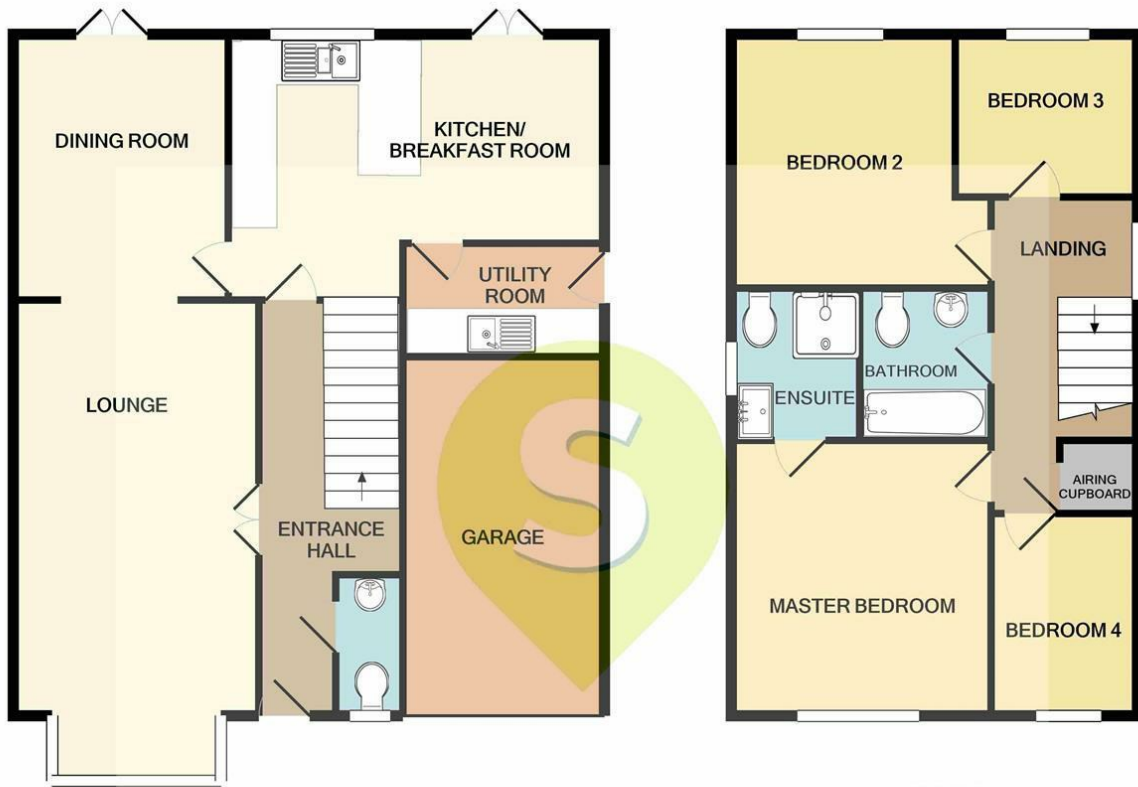
Up and over door, power and light.

Rear Garden



A fully enclosed garden laid mainly to lawn with paved patio area.

Floor Plan



GROUND FLOOR
APPROX. FLOOR
AREA 800 SQ.FT.
(74.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 535 SQ.FT.
(49.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1334 SQ.FT. (123.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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