



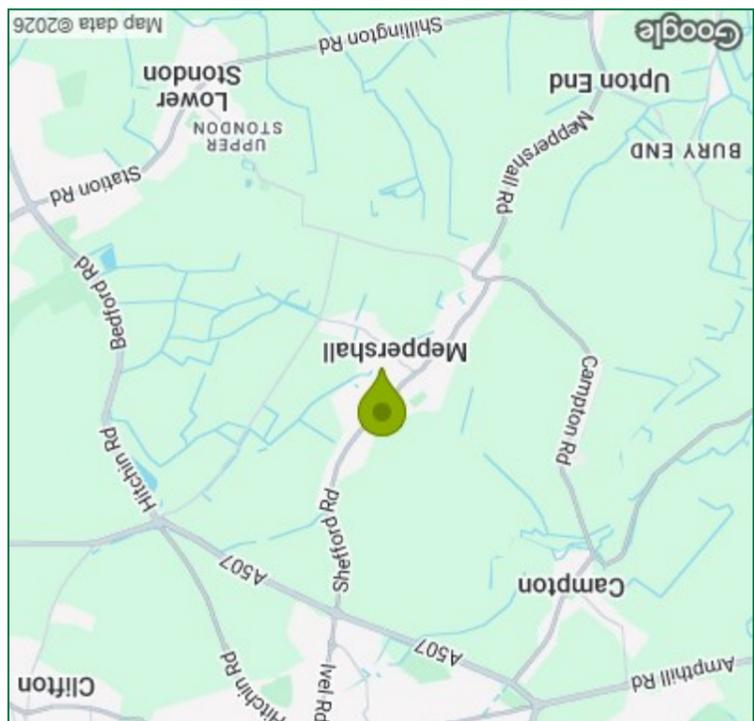
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### Viewing

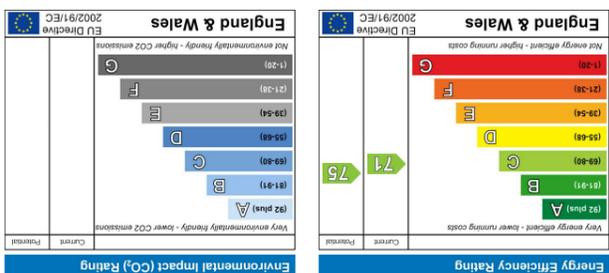
Please contact our Shefford Office on 01462 814087 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan



Area Map



Energy Efficiency Graph



Brookmead,  
Meppershall | Beds  
£425,000



#### Entrance Porch

Entrance door, radiator, door to:-

#### Lounge

16'1" x 14'2"

Window to front, radiator, wood effect flooring, stairs leading to first floor, under stairs cupboard.

#### Kitchen/Diner

16'7" x 14'4"

A well fitted kitchen with a range of base and eye level units with quartz top work surfaces and matching upstands, inset sink unit with mixer tap, integrated appliances including eye level oven, hob, dishwasher and washing machine, wood effect flooring, inset spotlights, two Velux windows to rear, bi folding doors to garden.

#### Landing

Fitted cupboard.

#### Bedroom One

14'7" x 8'1"

Dual aspect room with windows to front and rear, two radiators.

#### Bedroom Two

12'1" x 9'3"

Window to front, radiator,

#### Bedroom Three

10'11" x 7'5"

Window to rear, radiator.

#### Bedroom Four

9'1" x 6'6"

Window to front, radiator.



#### Bathroom

White suite comprising of panel enclosed bath with mixer tap and wall mounted shower attachment, glass shower screen, wash hand basin in vanity unit, low level w.c, heated towel rail, inset spotlights, window to rear.

#### Front Garden

Driveway providing off road parking for two cars.

#### Garage

16'11" x 8'6"

Electric roller door, power and light, wall mounted gas boiler, personal door to garden.

#### Rear Garden

A fully enclosed, south facing rear garden with paved patio area, rest laid mainly to lawn with sleeper bed borders, garden shed.

#### Agents Notes

Freehold.

Council Tax Band C.

The owner has had solar panels installed.

