



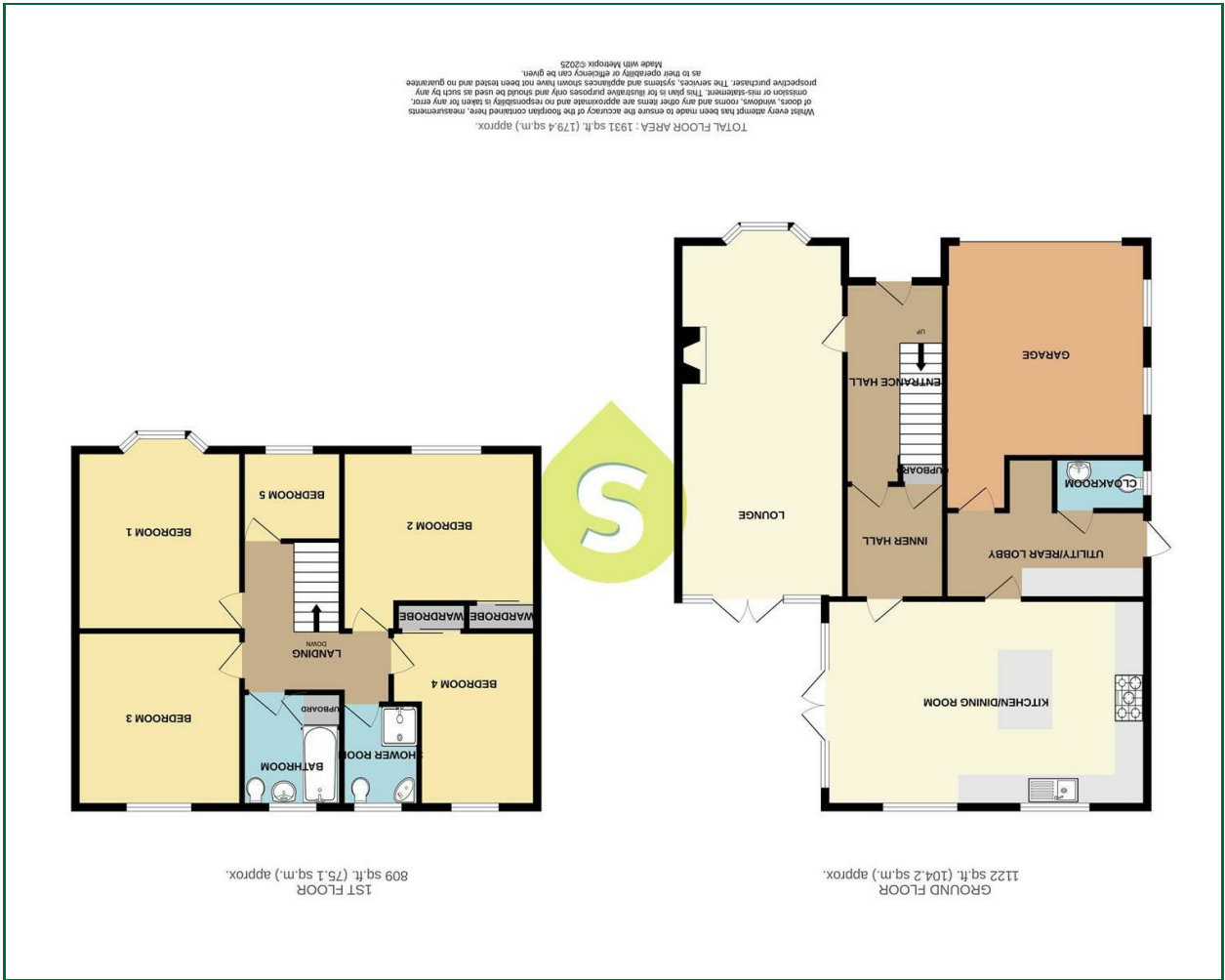
22 High Street, Shefford, Bedfordshire, SG17 5DG
Tel: 01462 814087 Email: enquiries@sheridans-estates.com <https://www.sheridans-estates.com>

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.

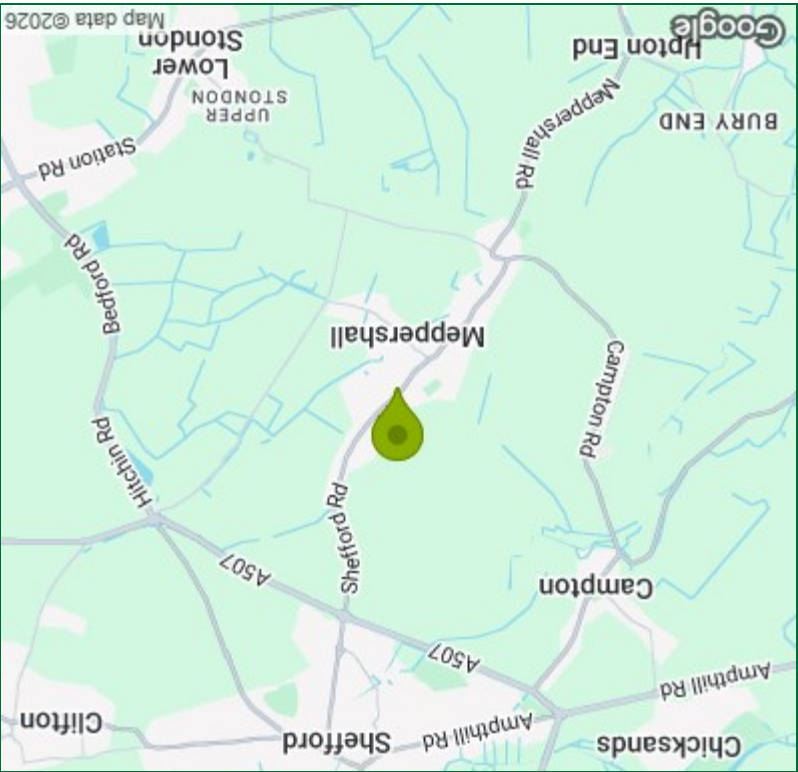
If you wish to arrange a viewing appointment for this property or require further information.

Please contact our Shefford Office on 01462 814087

Viewing

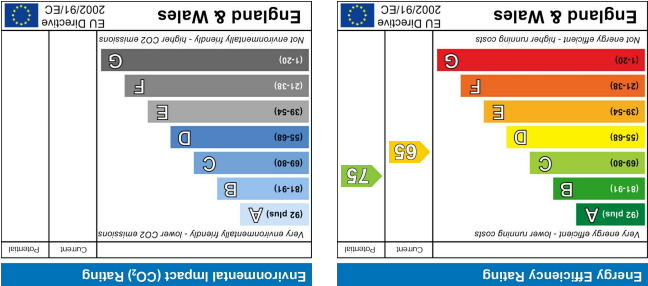


Floor Plan



Area Map

Energy Efficiency Graph



Shefford Road,
Meppershall | Beds
£750,000



Entrance Hall
Entrance door, stairs leading to first floor, radiator, spotlights, wood effect flooring.

Lounge
24'11" x 11'6"
Dual aspect room with walk in bay window to front and French doors to garden, open fire place with wooden surround and tiled hearth, two radiators.

Inner Hall
7'11" x 6'11"
Under stairs storage cupboard.

Kitchen/Dining Room
22'6" x 14'6"
A spacious room with a range of base and eye level units with roll top work surfaces, one and a half sink unit with mixer tap, freestanding "Smeg" range cooker, tiled splash back, integrated appliances including fridge and dishwasher, tiled floor, radiator, inset spotlights, two windows to rear, French doors to garden.

Utility/Rear Lobby
14'1" x 6'2"
Tiled floor, radiator, base and eye level units with roll top surfaces, plumbing for washing machine, door to side, radiator, personal door to garage.

Cloakroom
White suite comprising of low level w.c, wash hand basin in vanity unit, heated towel rail, tiled floor, window to side.



Landing
Access to loft space, spotlights.

Bedroom One
12'7" x 11'8"
Dual aspect room with walk in bay window to front and window to side, radiator, cast iron fireplace with marble hearth.

Bedroom Two
13'8" x 10'2"
Window to front, radiator, sliding door wardrobe.

Bedroom Three
11'10" x 11'8"
Window to rear, radiator.

Bedroom Four
12'4" x 7'9"
Window to rear, radiator, sliding door wardrobe.

Bedroom Five
7'0" x 6'5"
Window to front, radiator.



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

Shower Room
White suite comprising of shower cubicle with wall mounted shower, low level w.c, wash hand basin, heated towel rail, fully tiled walls, spotlights, window to rear.

Front Garden
In and out block paved driveway providing ample off road parking for several cars, large selection of mature of trees and shrubs, gated access to rear.

Garage
15'2" x 13'7"
Spacious garage with electric roller door, power and light, two windows to side.



Rear Garden
A large, mature, fully enclosed garden laid mainly to lawn with well stocked flower bed borders, paved patio area, gated access to front, garden shed with power, path extending to rear of garden with a large concrete hardstanding area and additional garden shed, selection of mature trees and shrubs.

Agents Notes
Freehold.
Council Tax Band F.

