

18 TAYLORS CLOSE  
MEPPERSHALL



## 18 Taylors Close

Meppershall  
Bedfordshire SG17 5NH

Guide Price £375,000

VIEWINGS TO COMMENCE - Friday 20th March  
2026

Located in a quiet cul de sac setting of similar age properties at the church end of this popular village is this 3 bedroom detached home offering considerable potential to extend (STPP).

The driveway has been resurfaced with a resin finish which leads to an integral garage with electric up and over door. The accommodation comprises reception hall/ dining space, ground floor cloakroom, living room on to the rear garden, garden room/ conservatory and an additional room to the rear of the garage with potential to convert into a study/ playroom. There are three generous bedrooms on the first floor along with a bathroom facility. Gas fired heating and double glazed windows.

Externally open plan front garden with gated access to an enclosed rear garden with southerly aspect.

**THIS PROPERTY HAS THE ADDED BENEFIT OF  
BEING SOLD CHAIN FREE!!**

### Viewing

By appointment with Norgans Estate Agents.





## Location

This property is situated in the attractive Bedfordshire village of Meppershall, a peaceful countryside setting just a short distance from the market town of Shefford, which offers a wide range of shops, cafes and restaurants. Meppershall has a welcoming community feel and provides local amenities including a convenience store with Post Office, the traditional village pub The Sugar Loaf, a bakery, and the well-regarded primary school Meppershall Church of England Academy.

For commuters, the area is particularly appealing, with Arlesey railway station located conveniently near by, offering regular direct services to London King's Cross and St Pancras International in approximately 40 minutes.

Meppershall is a hill top village offering miles of surrounding countryside to explore. Chicksands wood is just up the road popular with off road cyclists and Hitchin is approximately 7 miles away offering a link railway station and host of exciting Independent shops and bars.

## Entrance Hall

Double glazed front door. Door to cloakroom and adjacent frosted sidelight window to reception room.

## Cloakroom

6'1" x 2'9" (1.86 x 0.84)

wash hand basin. low level WC

## Reception Room

16'3" x 9'11" (4.97 x 3.03)

Radiator, uPVC French doors leading to the conservatory/garden room, understairs storage cupboard, and doors to kitchen and living room.

## Kitchen

10'7" x 8'10" (3.23 x 2.70)

Fitted with a range of floorstanding and wall mounted storage units with drawers, space for washing machine. Stainless steel sink unit.

## Living Room

14'10" x 10'4" (4.53 x 3.16)

uPVC casement window to rear. Double glazed window to rear. Coal effect fireplace (not tested) surrounding exposed brick chimney breast.

## Bedroom One

11'10" x 10'5" (3.61 x 3.19)

uPVC double-glazed casement window, radiator, built-in wardrobe, and an additional smaller uPVC double-glazed casement window to the side.

## Bedroom Two

11'10" x 10'5" (3.61 x 3.20)

Windows to the front, radiator, built-in wardrobes, and a storage room with radiator.

## Bedroom Three

8'11" x 8'7" (2.73 x 2.64)

Windows to front, built in wardrobe

## Shower Room

8'2" x 4'11" (2.50 x 1.52)

Bathroom fitted with a walk-in shower enclosure, wash hand basin with vanity unit, and low-level WC, complemented by laminate flooring, radiator, uPVC double-glazed window, and tiled walls.

## Cupboard

Useful storage space with hot water tank.

## Garden

An enclosed, south-east facing rear garden, predominantly laid to lawn, with a patio seating area, garden shed, and convenient side access.

## EPC

Band C

## Council Tax

We understand the council tax band to be rated as E.

## GDPR

Any information you provide Norgans will be protected by the General Data Protection Regulation ("GDPR") legislation. By agreeing to a viewing, you are confirming that you are happy for Norgans to retain this information on our files. Your personal, financial and health information will never be shared with any third parties except where stated in our Privacy Policy.

You can ask for your information to be removed at any time.

Our Privacy Policy & Notice can be viewed on our website [www.norgans.co.uk](http://www.norgans.co.uk).

## Tenure

FREEHOLD

## Property Status

Chain free sale.

## Services

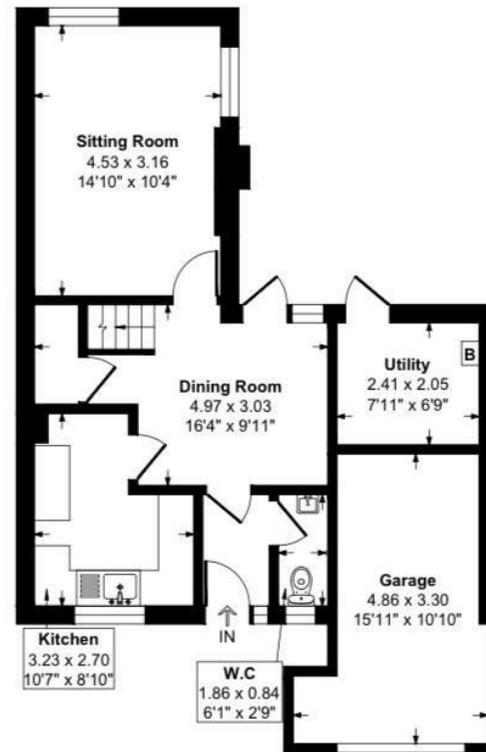
We understand all mains services are connected. (Not tested)

## COUNCIL TAX BAND

We are advised that the Council Tax Band for this property is currently Band E This information was obtained from the Valuation Office Agency - Council Tax Valuation List displayed on the Internet. Current EPC rating - C

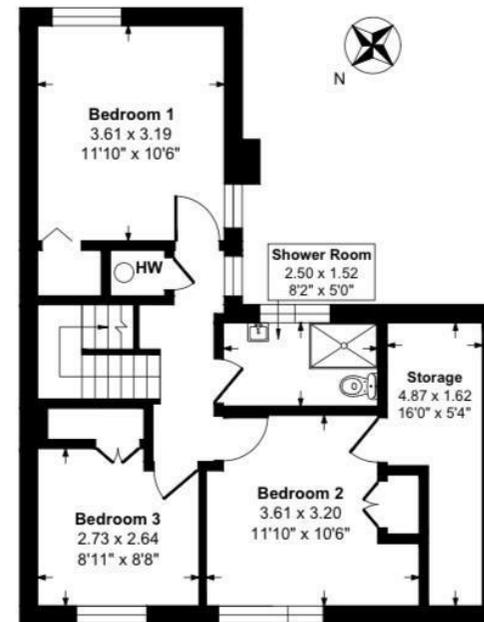
### Ground Floor

Approx. 58.0 sq. metres (625.2 sq. feet)



### First Floor

Approx. 51.5 sq. metres (554.3 sq. feet)



Total area: approx. 109.5 sq. metres (1179.5 sq. feet)

For guide purposes only. This plan is NOT TO SCALE and is intended to illustrate the general layout of the property and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, system and appliances shown have not been tested and no guarantee as to their operability can be given.