



Bramley Close, Shefford, SG17 5BZ
GUIDE PRICE £625,000 - £650,000

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LATCHAM ———
————— DOWLING

ESTATE AGENTS

*****GUIDE PRICE £600,000 -
£650,000*****

****STUNNING FOUR DOUBLE BEDROOM
DETACHED EXECUTIVE STYLE FAMILY
HOME IN SELECT CUL -DE-SAC
LOCATION****

Latcham Dowling Estate Agents are delighted to offer for sale this absolutely lovely and extremely spacious detached family home, tucked away within this private cul-de-sac of just 5 similar detached homes and within easy reach of both Robert Bloomfield Academy and Shefford Lower School. The accommodation is arranged over three floors and offers two separate reception rooms including a bay fronted sitting room with an open fireplace, a modern kitchen with integrated appliances and a separate utility room, as well as a ground floor cloakroom. On the first floor there are three double bedrooms (with an en suite shower room to bedroom two and a walk in wardrobe to bedroom four) and the family bathroom. The entire second floor is given to the striking principal bedroom suite with a lovely vaulted ceiling, en suite shower room and fitted wardrobes (spanning the length of one wall). Outside, there is a landscaped, tiered and established rear garden with an extensive patio area, a block paved driveway for two cars (additional parking is available across the road on a first come first served basis) and in addition to the integral garage with electric roller door.

Internal viewing is absolutely essential to fully appreciate this beautiful home!!

Entrance Via

Entrance Hall
14'9 x 6'8 max (4.50m x 2.03m max)





Cloakroom
5'6 x 2'11 (1.68m x 0.89m)

Sitting Room
19'5 max into bay x 13'1 (5.92m max into bay x 3.99m)

Dining Room
12'9 x 9'7 (3.89m x 2.92m)

Kitchen
12'9 x 10'2 (3.89m x 3.10m)

Utility Room
8'8 x 8'2 (2.64m x 2.49m)

First Floor Landing

Bedroom Two
13'0 x 9'10 (3.96m x 3.00m)

En Suite Shower Room
10'4 max x 6'11 (3.15m max x 2.11m)

Bedroom Three
13'0 x 10'8 (3.96m x 3.25m)

Bedroom Four
16'6 x 8'8 (5.03m x 2.64m)

Walk In Wardrobe
8'9 x 5'7 (2.67m x 1.70m)

Bathroom
11'7 max x 6'10 (3.53m max x 2.08m)

Second Floor Landing

Principal Bedroom
19'10max x 14'4 max (6.05mmax x 4.37m max)

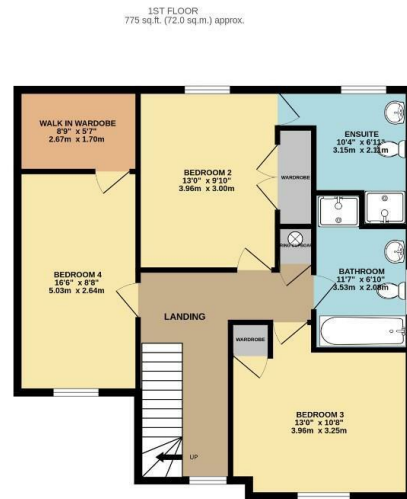
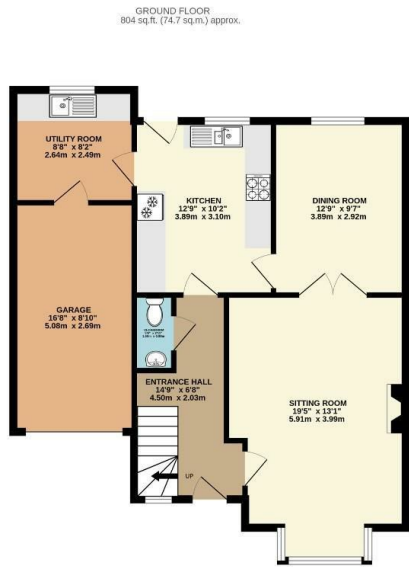
En Suite Shower Room
8'9 x 6'9 (2.67m x 2.06m)

Rear Garden

Garage
16'8 x 8'10 (5.08m x 2.69m)

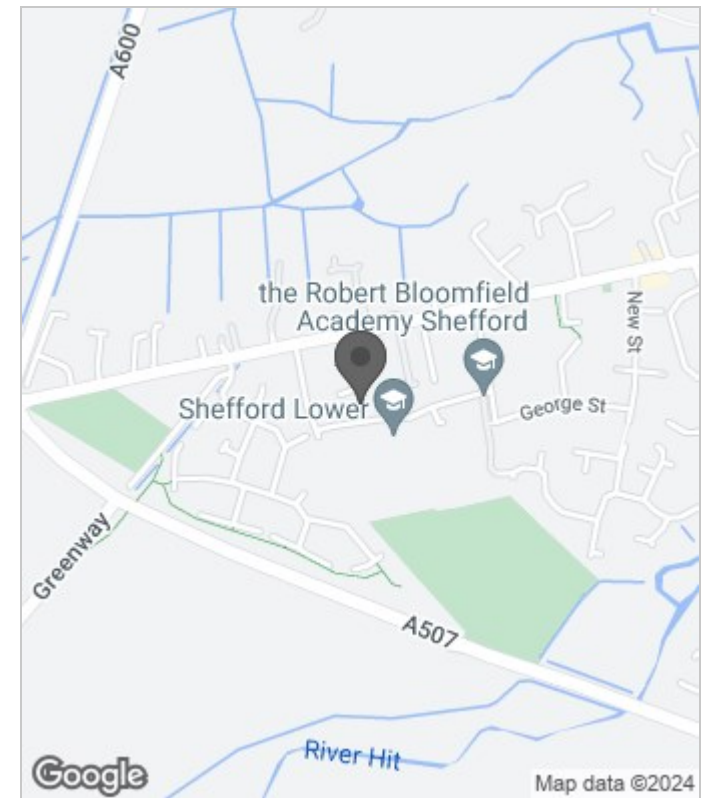
Front Of Property





TOTAL FLOOR AREA: 1923 sq.ft. (178.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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