



Ampthill Road, Shefford, SG17 5BH
GUIDE PRICE £425,000 - £440,000

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LATCHAM —————
————— DOWLING

ESTATE AGENTS

*****INDIVIDUAL THREE STOREY PERIOD HOME WITH A TRULY UNIQUE LAYOUT THAT HAS TO BE SEEN TO REALLY APPRECIATE*****

Latcham Dowling Estate Agents are delighted to offer for sale this truly unique period home, occupying a deceptively spacious plot within this non estate location and on the outskirts of the ever popular town of Shefford.

With a lower ground floor offering a fabulous open plan kitchen/ breakfast room with a large island unit and breakfast bar, along with a separate dining room leading to an extremely spacious conservatory/ living room with direct access out to the rear garden and additional enclosed patio terrace. On the ground floor you then have two bedrooms and the beautiful period style bathroom with a freestanding roll top bath and then up on the first floor there are two further bedrooms, both with en suite shower rooms!!

As well as the landscaped and low maintenance gardens, there is a timber summer house/ office attached to the rear of the garage and additional off road parking for four cars set to the rear of the property.

Viewing is essential to really appreciate this charming and quirky character home!!

Entrance Via

Entrance Lobby
3'11 x 2'11 (1.19m x 0.89m)

Entrance Hall
11'6 x 5'2 max (3.51m x 1.57m max)

Lower Ground Floor





Kitchen/ Breakfast Room
19'0 x 12'5 max (5.79m x 3.78m max)

Dining Room
11'9 x 10'11 (3.58m x 3.33m)

Conservatory/ Living Room
21'2 x 17'7 max (6.45m x 5.36m max)

Rear Lobby
7'2 x 2'1 (2.18m x 0.64m)

Cloakroom
4'10 x 3'3 (1.47m x 0.99m)

Bedroom Four
10'7 x 8'8 max (3.23m x 2.64m max)

Inner Hallway
8'4 x 2'6 (2.54m x 0.76m)

Ground Floor Bathroom
8'3 x 6'11 (2.51m x 2.11m)

Bedroom Three
10'11 x 8'6 (3.33m x 2.59m)

First Floor Landing

Bedroom One
12'7 x 10'6 (3.84m x 3.20m)

En Suite Shower Room
7'1 x 4'7 (2.16m x 1.40m)

Bedroom Two
9'5 x 8'6 (2.87m x 2.59m)

En Suite Shower Room
6'11 x 3'4 (2.11m x 1.02m)

Rear And Side Gardens

Summerhouse/ Office
11'2 x 10'3 (3.40m x 3.12m)

Garage
15'10 x 11'2 (4.83m x 3.40m)

Rear Parking Area

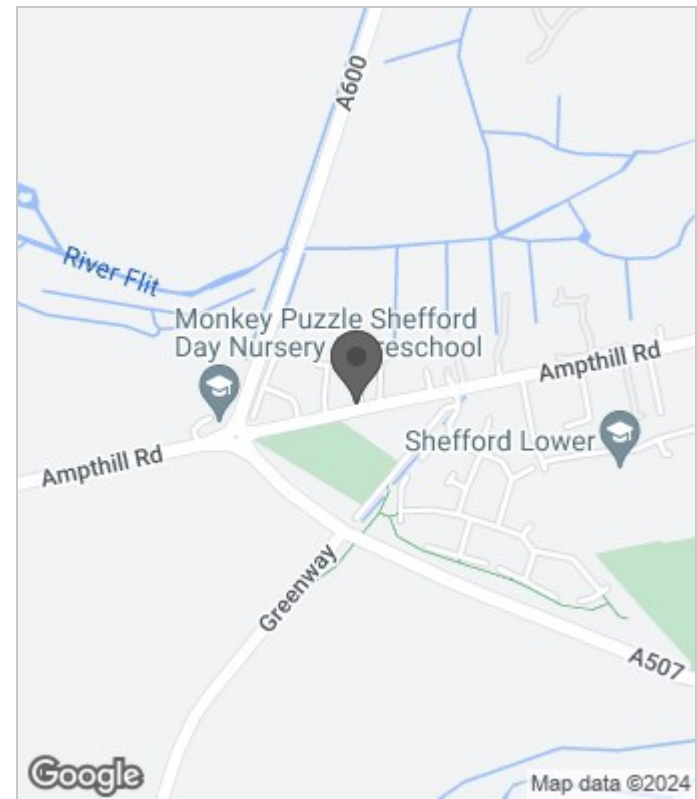
Front Of Property





TOTAL FLOOR AREA : 1630 sq.ft. (151.4 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 | | 85 |
| (81-91) B | | |
| (69-80) C | 70 | |
| (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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