

Ampthill Road, Shefford, SG17 5BH Offers Over £425,000













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

** CHAIN FREE**

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





















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









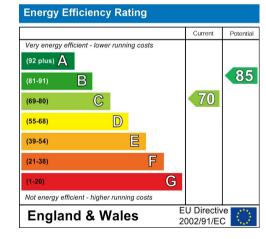
GROUND FLOOR 333 sq.tr. (30.9 sq. rr.) ppprex. FIRST FLOOR 311 sq.ft. (28.9 sq.rs.) approx. GARAGE/ OUTBUILDING 293 sq.ft. (27.2 sq.rs.) approx.







River Flit Ampthill Rd Monkey Vzzle Shefford Day Nursery & Preschool Ampthill Rd Shefford Lower Coords - Map data @2024



TOTAL FLOOR AREA: 1630 sq.ft. (151.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the footplan contained here, measurements of doors, windows, rooms and any other tense are approximate and not 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.

Made with Metropic x5024

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 firms employment has the authority to make or give any representation or warranty in respect of the property.