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

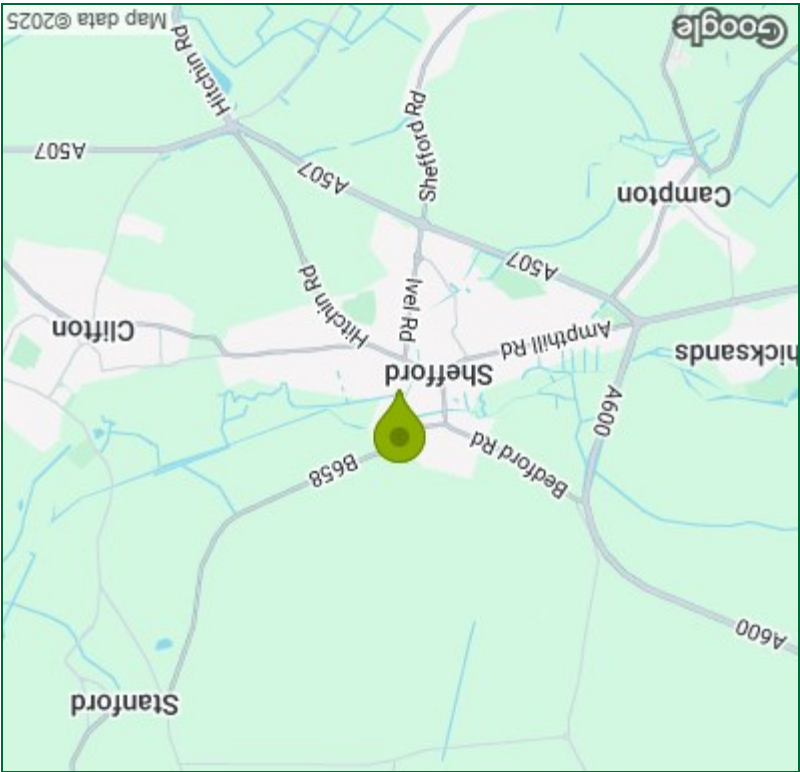
Please contact our Shefford Office on 01462 814087

Viewing

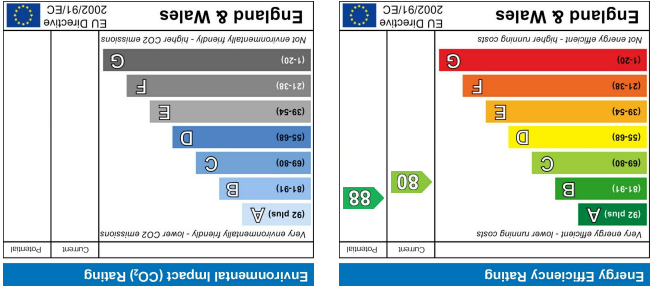


Floor Plan

Area Map



Energy Efficiency Graph



Heronlee,  
SHEFFORD | Beds  
O.I.E.O £425,000



**Entrance Hallway**  
uPVC front door, wooden effect laminate flooring, radiator, doors leading to kitchen, cloakroom, and dining room. Cloaks cupboard and understairs storage.

**Kitchen**  
12'2" x 10'6"  
Stunning modern fitted kitchen with an extensive range of fitted wall and base units with roll top work surfaces, under unit lighting, gas hob and built in electric oven and integrated fridge/freezer, ceramic flooring, radiator, window to front.

**Utility Room**  
Range of wall and base units with work top work surface over, space for washing machine and dryer, ceramic flooring.

**Cloakroom**  
Modern suite with low level W.C and wash hand basin, ceramic flooring.

**Dining Room/Sitting Room**  
18'4" x 9'2"  
Wood effect laminate flooring, french doors to rear garden, window to rear, radiator.

**Lounge**  
17'10" x 15'2"  
French doors leading to balcony area, radiator, window to rear.

**Master Bedroom**  
12'9" x 10'0"  
Extensive range of sliding door wardrobes, window to front, doors to en-suite shower room.



**En-suite Shower Room**  
Impressive en-suite with double sized shower cubicle, vanity unit with wash hand basin and low level W.C, radiator, ceramic flooring.

**Bedroom Two**  
15'0" x 11'3"  
Radiator, window to front.

**Bedroom Three**  
12'10" x 10'1"  
Radiator, window to rear.

**Bedroom Four**  
6'11" x 6'0"  
Window to rear aspect, radiator.

**Family Bathroom**  
9'6" x 6'6"  
Full bathroom suite with curved bath and shower screen, wall mounted shower, vanity unit with wash hand basin and low level W.C, wall and floor tiles, radiator.

**Front Garden**  
Well maintained front garden with small lawn area and path to front door.

**Rear garden**  
Enclosed rear garden laid to lawn with rear access to public footpath with views over the river and fields beyond.

**Garage**  
Single garage with off road parking space for one vehicle.

**Agents Note**  
Freehold.  
Council Tax Band E.  
Annual service charge of £ per annum.  
Property is available fully furnished if required.

