



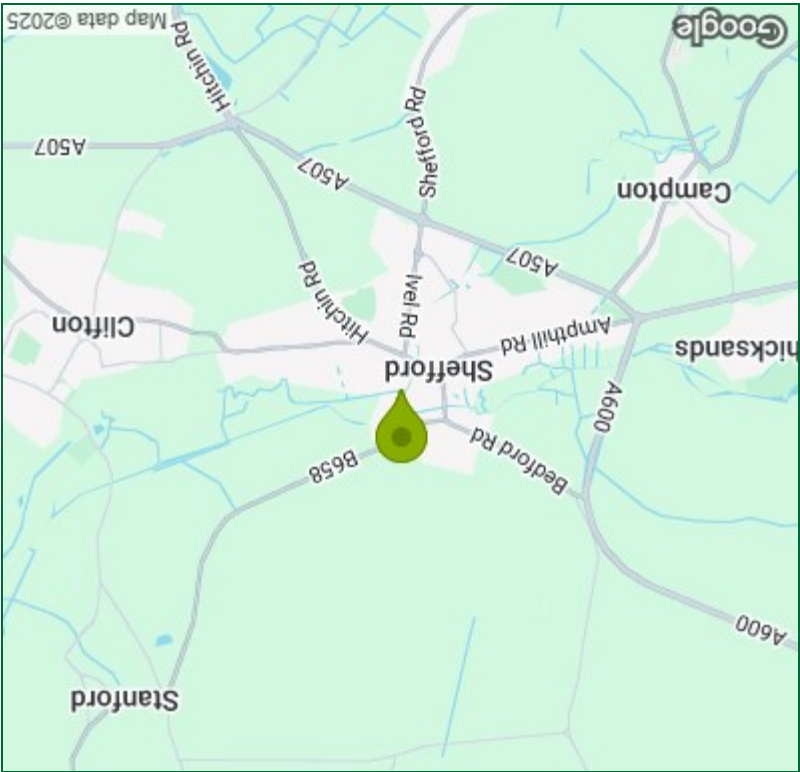
Heronslee,
Shefford 1 Bedfordshire
£425,000

4 2 3 C

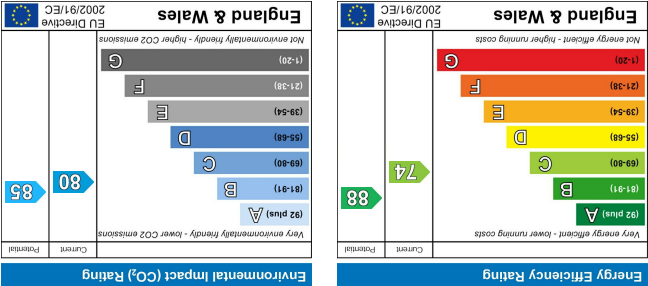
Floor Plan



Area Map



Energy Efficiency Graph



If you wish to arrange a viewing appointment for this property or require further information. Please contact our Shefford Office on 01462 814087

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

Entrance Hall
Entrance door, window to front, stairs leading to first and second floor, under stairs storage cupboard, radiator, laminate flooring.

Cloakroom
White suite comprising of low level w.c, wash hand basin, radiator.

Kitchen
11'10" x 10'0"
Fully fitted high quality kitchen with a range of base and eye level units with roll top work surfaces, one and a half stainless steel sink unit with mixer tap, integrated oven and hob, integrated fridge/freezer, integrated dish washer, under cupboard lighting, tiled flooring, uPVC double glazed window to front.

Utility Room
7'6" x 4'5"
Range of base and eye level units with roll top work surface, stainless steel sink with mixer tap, tiled floor.

Study
8'11" x 7'3"
uPVC double glazed window to rear, radiator.

Dining Room
10'0" x 8'11"
Double glazed doors leading to rear garden, radiator.

Landing
Stairs leading to second floor



Bedroom One
12'4" x 9'8"
Two windows to front, built in sliding door wardrobes, radiator.

En-suite
Suite comprising fully tiled shower cubicle, low level w.c, wash hand basin in vanity unit, part tiled walls, tiled floor.

Lounge
18'0" x 14'11"
Double glazed window to rear aspect with French doors to balcony, radiator.

Bedroom Two
14'11" x 6'11"
Double glazed window to front, radiator.

Bedroom Three
9'10" x 9'1"
Double glazed window to rear, radiator.



Bedroom Four
8'7" x 6'11"
Double glazed window to rear, radiator.

Bathroom
Suite comprising of panelled enclosed bath with mixer taps, low level w.c, wash hand basin, tiled floor, tiled walls, radiator.

Front Garden
Path leading to front door, small lawn area with flower beds enclosed by brick wall.

Rear Garden
Paved patio area, rest laid to artificial lawn, open aspect overlooking fields and river.

Garage
Up and over door, power and light, parking space in front of garage.

Agents Note
Council Tax band - E.
EPC band B.
Annual service charge fee. £292.22.

