

FREEHOLD



House - Detached (EPC Rating:)

**THE BIRCH, PLOT 107 HITCHIN ROAD, SHEFFORD,
BEDS, SG17 5JB**

Price Guide

£679,995



First Step



5 Bedroom House - Detached located in Shefford

VIRTUAL TOUR... £25,000 towards your DEPOSIT* ... MANY £1,000's UPGRADES ALREADY INCLUDED... 5 DOUBLE Bedrooms... ENTERTAINING Dining/Family Area with BI-FOLD DOORS... SITTING Room with BAY WINDOW... SEPARATE STUDY... DOUBLE GARAGE Plus Parking for 5 CARS... TWO EN-SUITES... UTILITY Room... PART EXCHANGE AVAILABLE...

The Birch

5 bedroom home

Ground floor	metres	feet / inches
Kitchen	4.54 x 3.10	14' 11" x 10' 2"
Family / dining area	6.07 x 3.52	19' 11" x 11' 7"
Sitting room	4.37 x 3.01	14' 4" x 9' 10"
Study	3.43 x 3.00	11' 2" x 9' 10"

First floor	metres	feet / inches
Bedroom 1	3.62 x 3.51	11' 10" x 11' 6"
Bedroom 2	3.92 x 2.90	12' 9" x 9' 6"
Bedroom 3	3.06 x 2.74	10' 0" x 9' 0"
Bedroom 4	3.31 x 2.81	10' 10" x 9' 3"
Bedroom 5	2.81 x 2.67	9' 3" x 8' 9"

This floorplan has been produced for illustrative purposes only. Room sizes shown are dimensions at the points as indicated on plan. The dimensions have tolerances of +/- 50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant.

* Window is operable to plot 26 and 30 only. Please see sales consultant for further details.

sun	beam	dir	lander
h	hab	cul	hot water cylinder
dis	diswasher	culst	cupboard
ws	washing machine space	me	measuring points
fr	fridge freezer		

Please refer to the sales consultant for specific plot details as the floorplans shown are conceptual general impressions of how the property may look on a residential site. Limited details of finishes may vary on individual plots and fixtures may be built in either standard or attached to the plot depending on the development layout. Exact specifications, window styles and whether a property is left or right handed may differ from plot to plot.

The floorplans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

Produced by the Wilroy Group Design Studio.
When you have finished with this leaflet please recycle it.
MSH3 000502 / 04.23



First floor

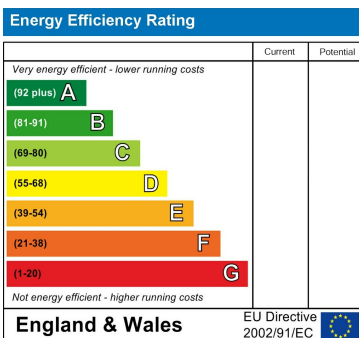


Ground floor



Council Tax Band

Energy Performance Graph



Call us on
01462 659 730
sales@firststep.ltd
www.firststep.ltd

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



First Step