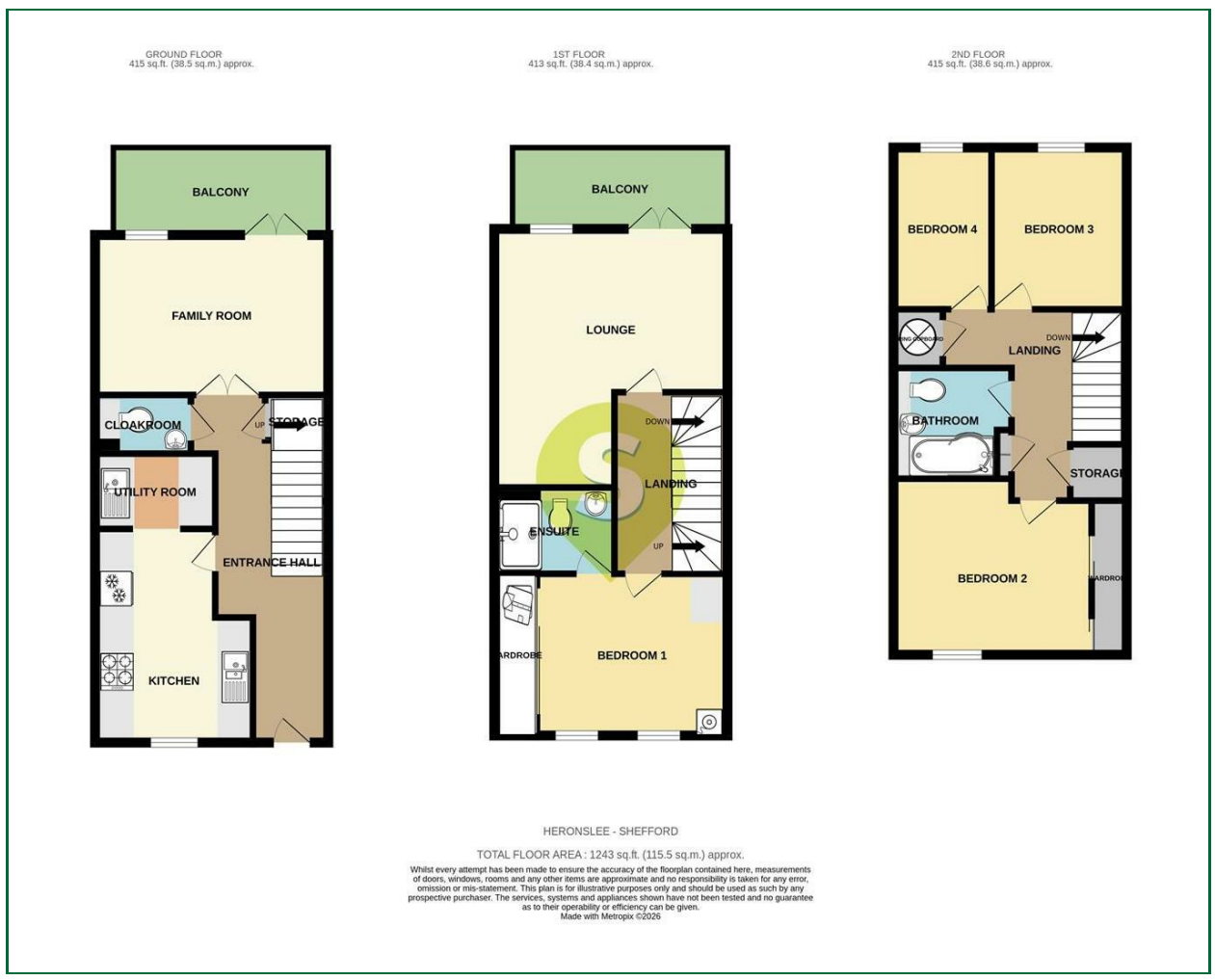
Heronslee,

SHEFFORD | Bedfordshire

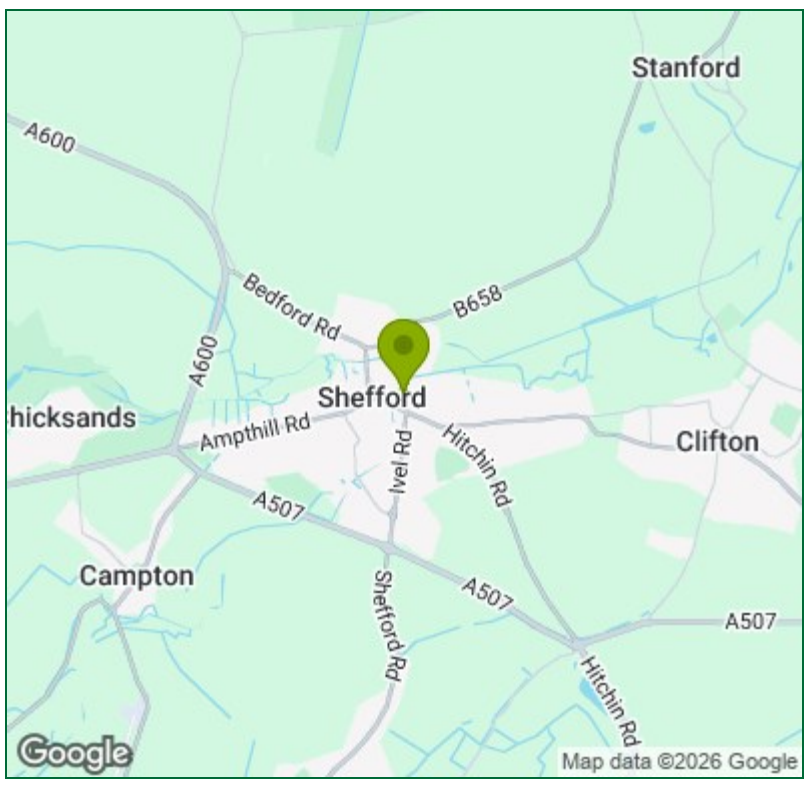
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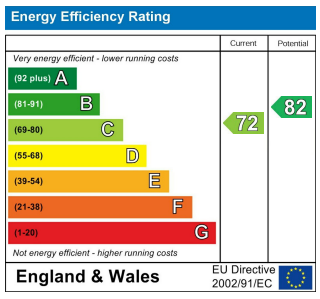
Floor Plan

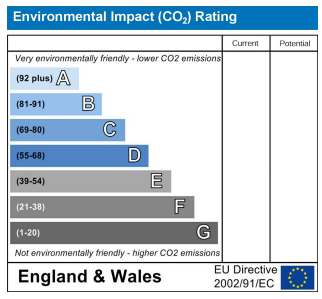


Area Map



Energy Efficiency Graph





Viewing

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

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.

22 High Street, Shefford, Bedfordshire, SG17 5DG
Tel: 01462 814087 Email: enquiries@sheridans-estates.com https://www.sheridans-estates.com

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

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

Utility Room
7'0" x 4'0"
Range of base and eye level units with roll top work surface, stainless steel sink with mixer tap, tiled floor, radiator.

Family Room
13'11" x 9'8"
Double glazed doors leading to rear garden, radiator.

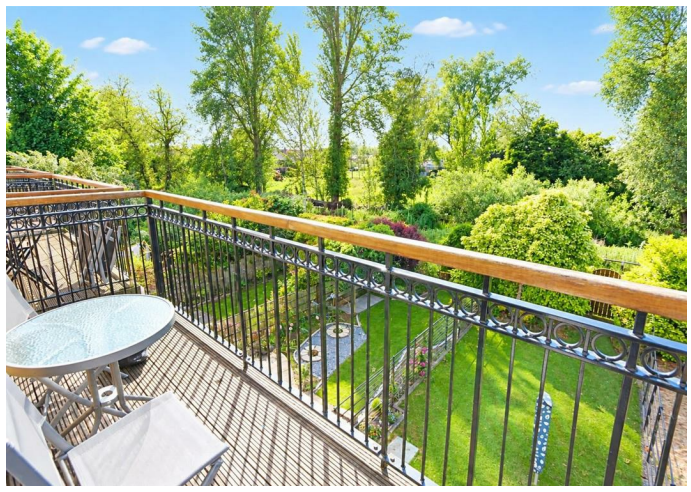
Kitchen
11'11" x 9'4"
Fully fitted high quality kitchen with a range of base and eye level units with roll top work surfaces, one and a half stainless steel sink unit with mixer tap, integrated oven and hob, integrated fridge/freezer, integrated dish washer, under cupboard lighting, tiled flooring, uPVC double glazed window to front, radiator.

Landing
Stairs leading to second floor.

Lounge
15'3" x 13'9"
Double glazed window to rear aspect with French doors to balcony, radiator.







Balcony
13'10" x 3'3"
Decked balcony area with views over the river.

Bedroom One
11'0" x 9'0"
Two windows to front, built in wardrobes, radiator, door to:-

En-Suite
White suite comprising fully tiled shower cubicle with wall mounted shower, low level w.c and wash hand basin in vanity unit, part tiled walls.

Second Floor Landing
Airing cupboard housing hot water tank, fitted cupboards.

Bedroom Two
11'8" x 9'7"
Double glazed window to front, radiator, fitted sliding door wardrobe.

Bedroom Three
7'0" x 6'1"
Double glazed window to rear, radiator.

Bedroom Four
6'1" x 6'0"
Window to rear aspect, radiator.

Bathroom
Suite comprising of panel enclosed bath with taps, wall mounted shower, glass shower screen, low level w.c and wash hand basin in vanity unit, tiled floor, tiled walls.

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

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.

Agents Notes

Freehold.
Council Tax Band D.





