



**Connells**

Hoo Road  
Meppershall Shefford



## Property Description

Situated on a very sizeable plot in the desirable village of Meppershall, this spacious detached home offers versatile accommodation.

The property is approached via a long private driveway providing off-road parking for a minimum of three vehicles. Upon entering, you are welcomed by a large entrance hall which has been thoughtfully extended to the front. To the left, the bright and spacious lounge with an exposed brick fireplace benefits from a dual aspect with patio doors opening onto the front garden. There is also a separate dining room, perfect for entertaining or family gatherings. To the rear, the property features a well proportioned kitchen diner which leads through to an extended utility area and convenient shower room located behind the garage.

The first floor comprises four bedrooms in total, including three generous double bedrooms and one single bedroom. In addition there is a separate study all served by the family bathroom.

Externally the property truly excels, boasting a stunning wrap around garden that has been beautifully maintained.

This is a fantastic opportunity to acquire a substantial family home in a sought-after location with ample space both inside and out.

## Ground Floor

Double glazed door and window to front, storage cupboard, understairs cupboard and radiator. Stairs leading to first floor.

## Shower Room

Double glazed window to side aspect, wash hand basin with vanity, shower cubicle, WC and heated towel rail.

## Lounge

Double glazed window to side aspect and double glazed French doors to rear, feature fireplace with brick surround, TV and telephone points and two radiators.

## Dining Room

Double glazed bay window to front aspect and radiator.

## Kitchen Diner

Fully fitted kitchen with double glazed window to rear aspect, a range of wall and base units, work surfaces with tiled splashback. Integrated appliances include double electric oven, electric hob with cooker hood over, fridge/freezer and dishwasher. Radiator.

## Utility Room

Double glazed window to rear and door to side. Boiler (oil), plumbing for washing machine and space for appliances.

## First Floor

### Landing

Radiator.

### Bedroom One

Double glazed window to front aspect and radiator.

### Bedroom Two

Double glazed window to side aspect and radiator.

### Bedroom Three

Double glazed window to front aspect and radiator. Large walk-in loft area with the potential to convert into dressing room.

### Bedroom Four

Double glazed window to rear aspect and radiator.

## Bathroom

Double glazed windows to side and rear aspect, wash hand basin with vanity, bath with shower over, WC, airing cupboard and heated towel rail.

## Study / Nursery

Double glazed window to front aspect and overstairs storage cupboard.

## Outside

### Front Garden

Extensive gardens to the front, rear and both sides, mostly laid to lawn with various mature areas and flower beds. Several seating areas and a brick-built storage shed with power and lighting.

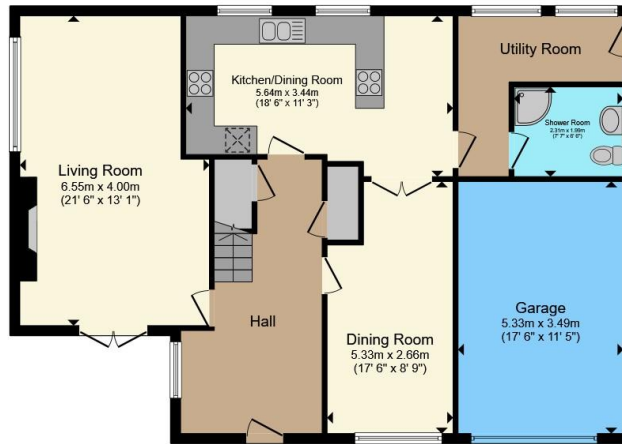
## Garage

Garage with up and over door, power, lighting and plumbing.

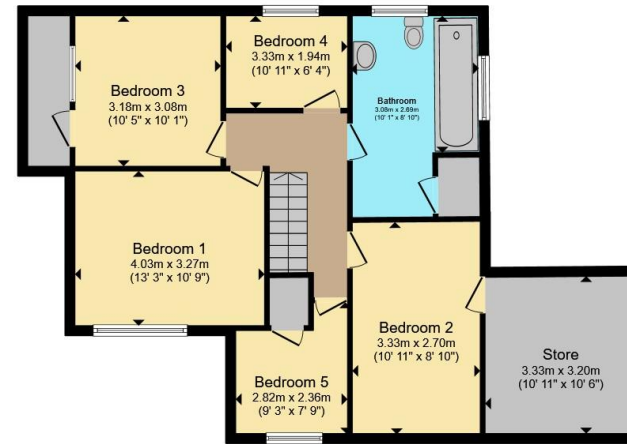








**Ground Floor**



**First Floor**

Total floor area 186.5 m<sup>2</sup> (2,007 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

**T 01462 437 666**  
**E [hitchin@connells.co.uk](mailto:hitchin@connells.co.uk)**

14 High Street  
 HITCHIN SG5 1AT

EPC Rating: F Council Tax  
 Band: F

Tenure: Freehold

**view this property online [connells.co.uk/Property/HIT308588](http://connells.co.uk/Property/HIT308588)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: HIT308588 - 0004