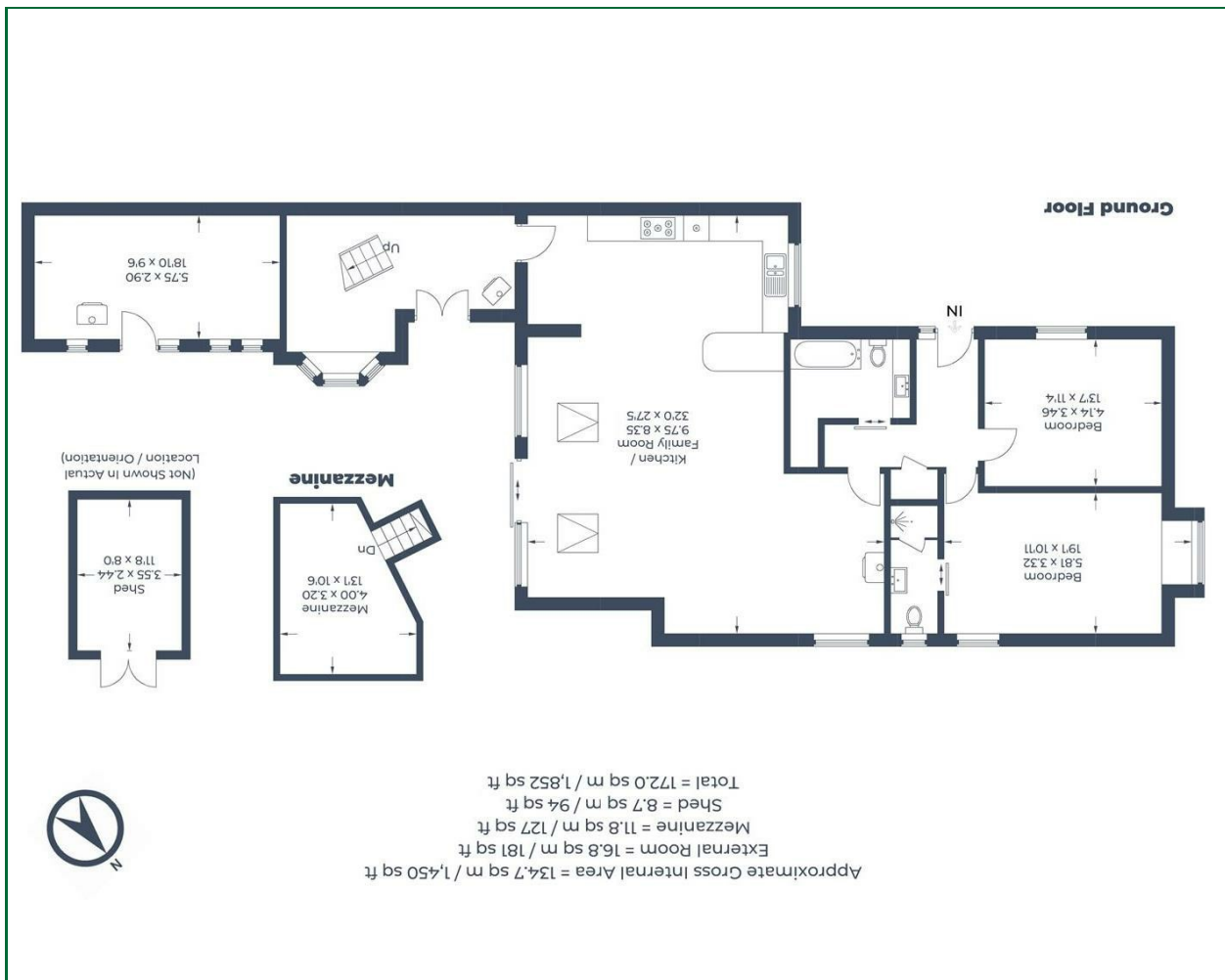




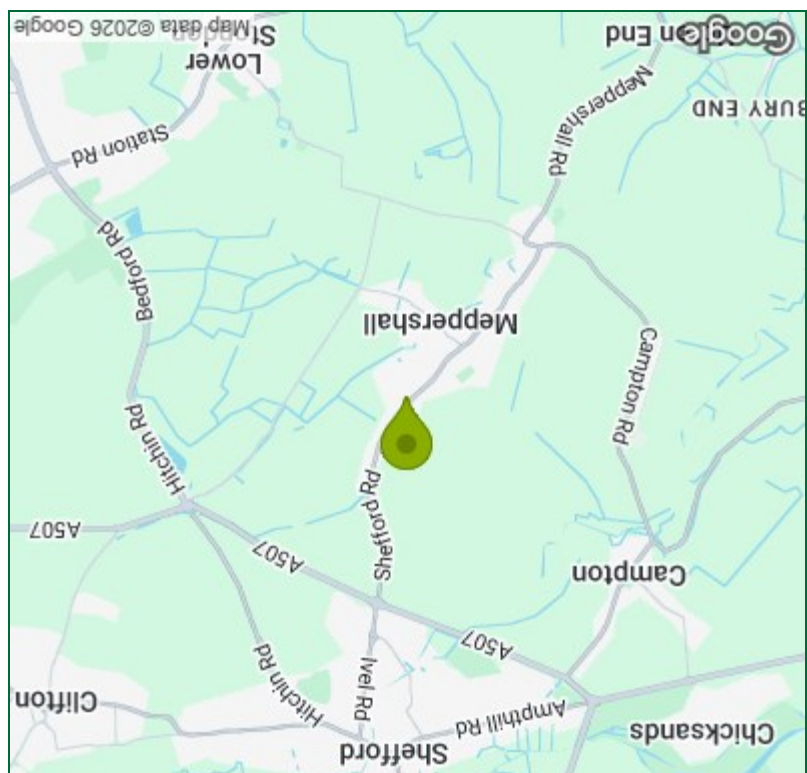
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.

### Viewing

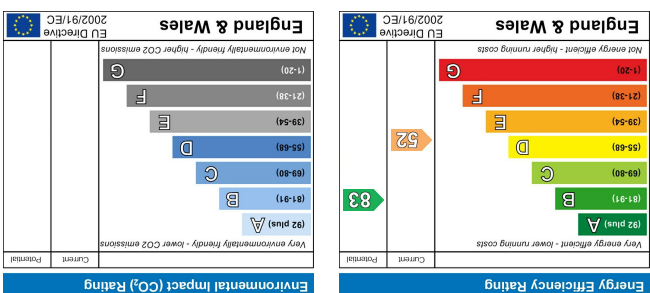
Please contact our Shefford Office on 01462 814087 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan



Area Map



Energy Efficiency Graph

Shefford Road,  
MEPPERSHALL 1 Beds  
£600,000



#### Entrance Hall

Entrance door, airing cupboard housing hot water tank, access to loft space.

#### Family Room

31'11" x 27'4"

Window to side, two Velux windows to rear, large sliding doors to garden wood effect flooring.

#### Kitchen

A well fitted kitchen with a range of base and eye level units with wooden work surfaces, integrated eye level double oven, integrated microwave oven, inset gas hob and independent wok burner with extractor hood over, integrated dishwasher, plumbing for washing machine, tiled splash back, tiled floor, Porcelain sink unit with mixer tap, Breakfast bar area with Quartz stone top, window to front. Door to "The Den".

#### Bathroom

A white bathroom suite comprising of panelled bath with mixer tap with shower attachment, low level w.c, wash hand basin in vanity unit, fully tiled shower cubicle with wall mounted shower, part tiled walls, tiled floor, window to side.

#### Bedroom One

19'0" x 10'10"

Feature box bay window to front and window to side, wood effect flooring, sliding door to:-

#### En-suite

White suite comprising of fully tiled shower cubicle, low level w.c, wash hand basin in vanity unit, part tiled walls, window to side, tiled floor.



#### Bedroom Two

13'6" x 11'4"

Window to side, wood effect flooring.

#### Front Garden

Driveway providing ample off road parking for several cars, rest laid mainly to lawn with a variety of mature trees, gated access to rear.

#### Rear Garden

A large, fully enclosed mature rear garden laid mainly to lawn with flower beds and mature trees, paved patio area, useful garden shed to rear with power and light, gated access to front.

#### Workshop

18'10" x 9'6"

Windows and doors to garden, power and light.

#### The Den

Fitted base units with under counter fridge and freezer, wood effect flooring, log burner, stairs up to Mezzanine area creating bedroom area with windows to side and rear. Door to kitchen.

#### Agents Notes

#### Freehold.

Council Tax Band D.

