



Connells

Heronsee  
Shefford



## Property Description

Situated in the sought after town of Shefford, this well presented three bedroom townhouse offers spacious and versatile accommodation arranged over three floors.

The ground floor features a contemporary kitchen diner, a separate utility room, a convenient downstairs WC and a bright conservatory opening onto the private west-facing rear garden.

On the first floor, you'll find a generous dual aspect lounge, two well proportioned bedrooms and a family bathroom. Occupying the entire second floor is an impressive principal bedroom, complete with a four-piece en suite bathroom.

Further benefits include a private west-facing rear garden, a car port and a garage. This is an ideal family home in a desirable location.

## Ground Floor

### Entrance Hall

Door to front and stairs leading to first floor.

### Cloakroom

Wash hand basin with vanity, WC, extractor fan and radiator.

### Kitchen Diner

Fully fitted kitchen diner with double glazed window to front aspect, a range of wall and base units, work surfaces with matching splashback and breakfast bar with storage underneath. Sink and drainer, integrated dishwasher, electric oven with gas hob and cooker hood over. Space for American fridge/freezer. Built-in storage and shelving, and two radiators.

### Utility Room

Washing machine and cupboard.

### Conservatory

Window and French doors to rear aspect.

## First Floor

### Lounge

Double glazed windows to front and rear aspect, TV and telephone points and two radiators.

### Bedroom Two

Double glazed window to front aspect, airing cupboard and two radiators.

### Bedroom Three

Double glazed window to rear aspect and radiator.

### Bathroom

Double glazed window to rear aspect, wash hand basin with vanity, bath with shower over, WC, extractor fan, shaver point and radiator.

## Second Floor

### Bedroom One

Two fitted wardrobes, TV point, eaves storage and two radiators.

### En Suite

Double glazed Velux window to front aspect, wash hand basin with vanity, shower cubicle, bath with shower over, WC, extractor fan, shaver point and radiator.

## Outside

### Front Garden

Small lawned area.

### Rear Garden

West-facing, good sized, fully enclosed rear garden with timber shed and door to garage.

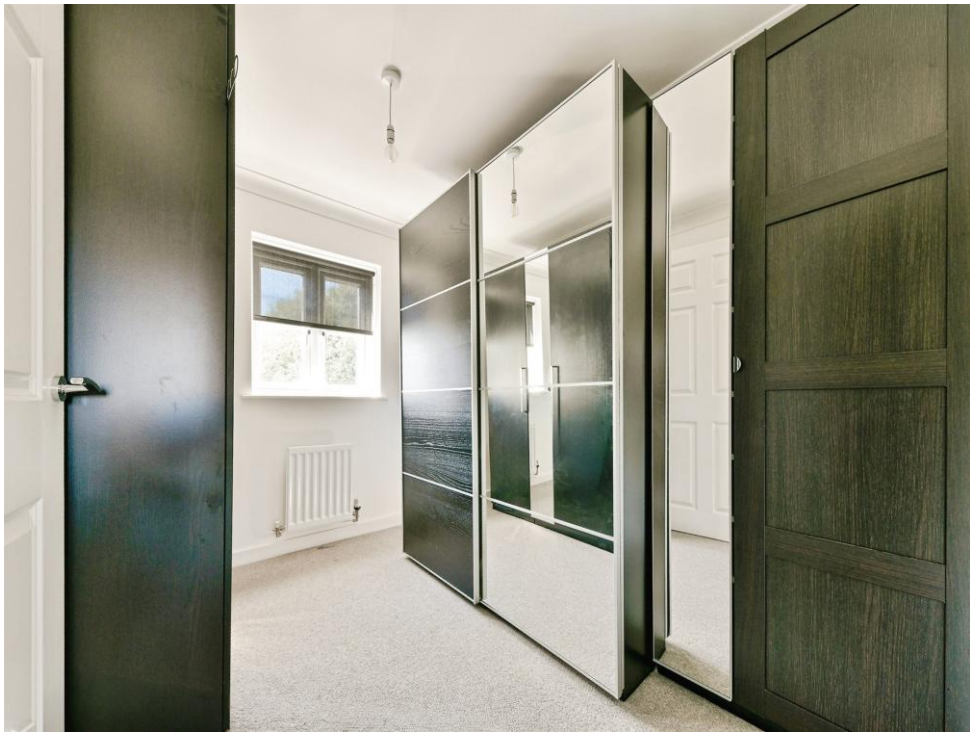
### Parking

One semi-covered parking space with car charging point.

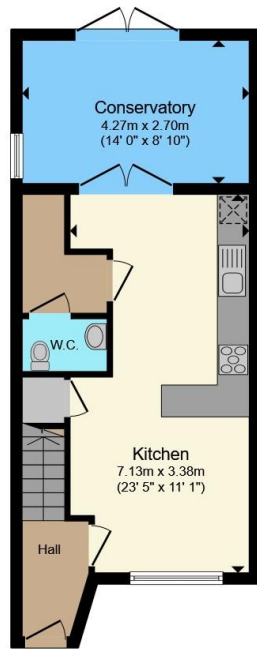
### Garage

Garage with up and over door, power and lighting.

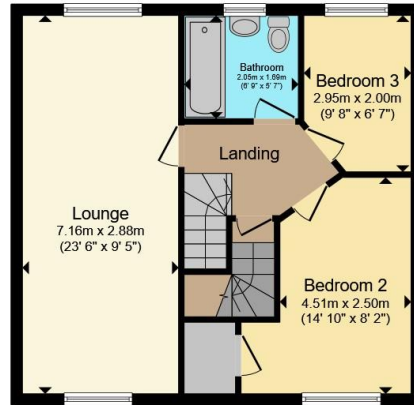




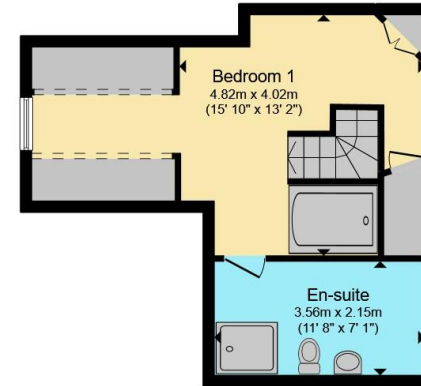




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 132.7 m<sup>2</sup> (1,428 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: C Council Tax  
 Band: E

Tenure: Freehold

**view this property online [connells.co.uk/Property/HIT308673](http://connells.co.uk/Property/HIT308673)**



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: HIT308673 - 0002