

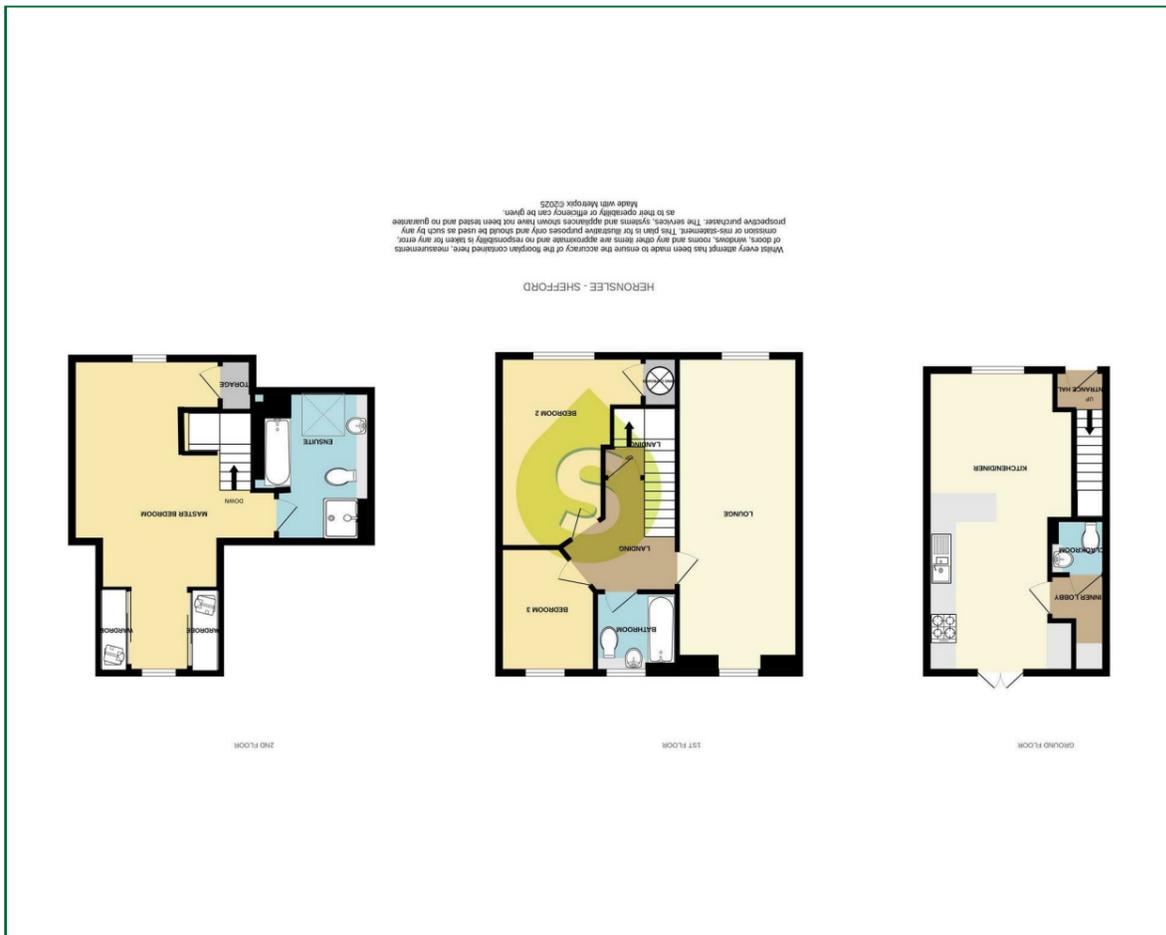


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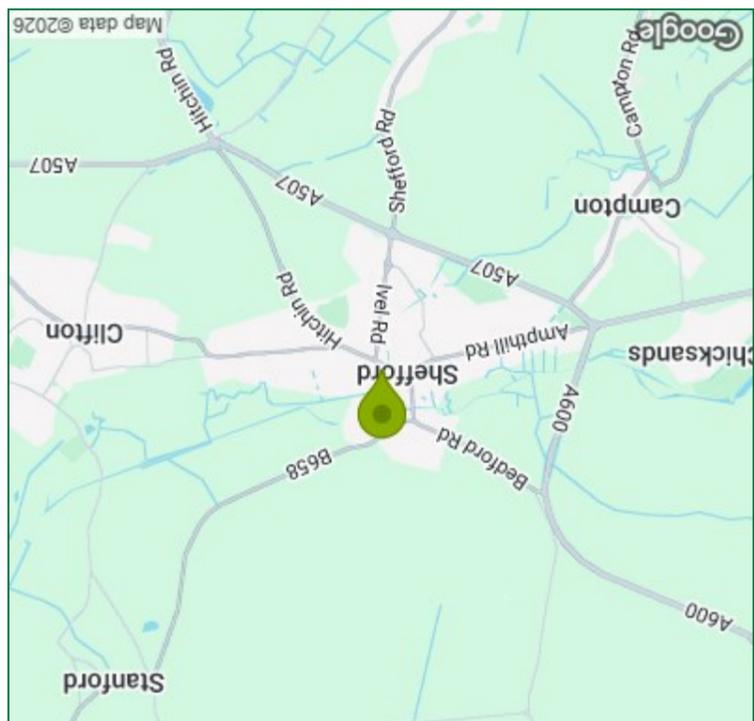
### Viewing

Please contact our Shefford Office on 01462 814087

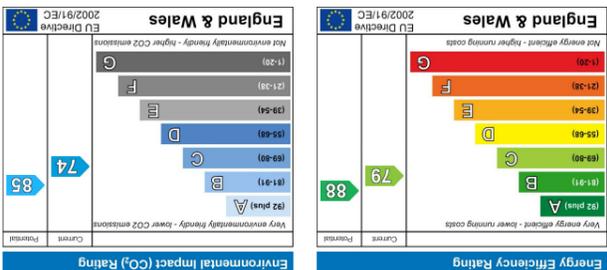
If you wish to arrange a viewing appointment for this property or require further information.



Floor Plan



Area Map



Energy Efficiency Graph



Heronsee,  
Shefford | Beds  
£450,000



#### Entrance Porch

Entrance door, stairs leading to first floor, door to:-

#### Kitchen/Diner

23'4" x 11'1"

Fitted kitchen with a range of base and eye level units with roll top work surfaces, inset sink unit with mixer tap, integrated kitchen appliances including, oven, microwave, gas hob, dish washer and freestanding fridge/freezer, wood effect flooring, two radiators, cupboard, window to front with fitted shutters, French doors to garden.

#### Utility

6'6" x 4'2"

Wood effect flooring, radiator, spotlights, washing machine.

#### Cloakroom

White suite comprising of low level w.c, wash hand basin, radiator, wood effect flooring.

#### Conservatory

12'11" x 9'6"

Brick and uPVC construction, French doors to garden, wood effect flooring.

#### Landing

Stairs leading to first floor, rad, spotlights.

#### Lounge

22'4" x 9'5"

Dual aspect room with windows to front and rear, two radiators. Couch and shelving.



#### Bathroom

White suite comprising of panel enclosed bath with mixer tap and wall mounted shower, glass shower screen, low level w.c, part tiled walls, wash hand basin in vanity unit, tiled floor, spotlights.

#### Bedroom Three

9'8" x 7'5"

Window to rear, radiator, freestanding wardrobes.

#### Bedroom Two

14'9" x 8'2"

Window to rear, two radiators, airing cupboard housing hot water tank. Double bed and mattress, bedside tables, chest of drawers.

#### Bedroom One (Second Floor)

24'11" x 14'7"

Windows to front and rear, two fitted sliding door wardrobes, storage cupboard, door to:-

#### Ensuite - Bathroom

White suite comprising panel enclosed bath with mixer tap and shower attachment, low level w.c, wash hand basin in vanity unit, fully tiled shower cubicle, tiled floor, radiator, spotlights.

#### Front Garden

Driveway leading to garage, path to front door. Electric car charging point.

#### Rear Garden

Fully enclosed garden with paved patio area, rest laid to lawn.

#### Garage

Up and over door, power and light, wall mounted boiler, door to garden.

#### Agents Notes

Annual Service Charge £TBC.

Council Tax band E.

