



Taft Place

Chicksands, Shefford, Beds. SG17 5TN

CHRIS MACSWEENEY


www.chrismacsweeney.exp.uk.com



Taft Place

Price - £445,000

A substantial semi detached home on a family friendly development, offered with no upper chain.

Located just a few minutes drive from Shefford town centre and Arlesey mainline station, Taft Place is a small cul de sac of just six homes on a popular development, within easy reach of some excellent local schools.

Accommodation

Ground floor

A good sized entrance hall gives access both to an inner hall with stairs to the first floor and a large utility/store room with built-in store cupboards.

Beyond the inner hall is a spacious lounge with further understairs storage and double doors leading to a 24ft (7.3m) Kitchen/Diner.

This is a substantial space and comes fitted with appliances to include a double oven, electric hob and a separate microwave in addition to a wealth of cupboard storage.

The garden can also be accessed via double doors.

First Floor

At the top of the stairs is a spacious landing area with access to four bedrooms and a shower room in addition to a huge loft, which offers superb potential for conversion (subject to permission)

The four bedrooms are all good doubles and bedroom two comes with a modern fitted bathroom ensuite. The shower room has been recently refitted.

Outside

A generous rear garden with lawned and decked areas plus a large patio. Gated access to the side. The front offers allocated parking for two cars with electric car charging.

MEASUREMENTS

ENTRANCE HALL

LOUNGE – 16'9 x 12'2 (5.12m x 3.71m)

KITCHEN/DINER 23'11 x 9'11 (7.30m x 3.02m)

UTILITY/STORE 10'10 x 8'0 (3.30m x 2.43m)

BEDROOM ONE 14'7 x 12'1 plus w/r (4.44m x 3.68m)

BEDROOM TWO 11'10 x 10'0 (3.61m x 3.04m)

ENSUITE 8'4 x 6'3 (2.53m x 1.90m)

BEDROOM THREE 11'8 x 9'11 (3.56m x 3.03m)

BEDROOM FOUR 11'5 x 9'11 (3.47m x 3.02m)

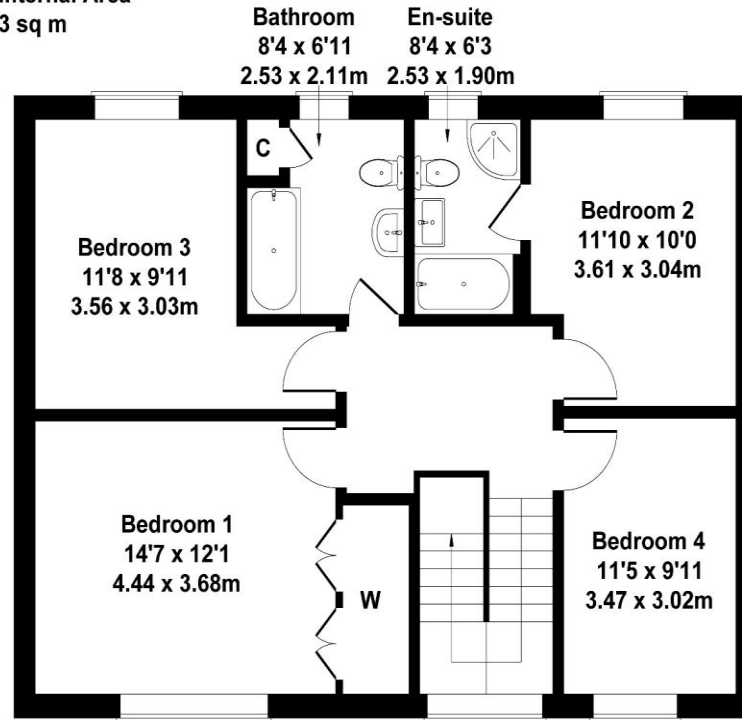
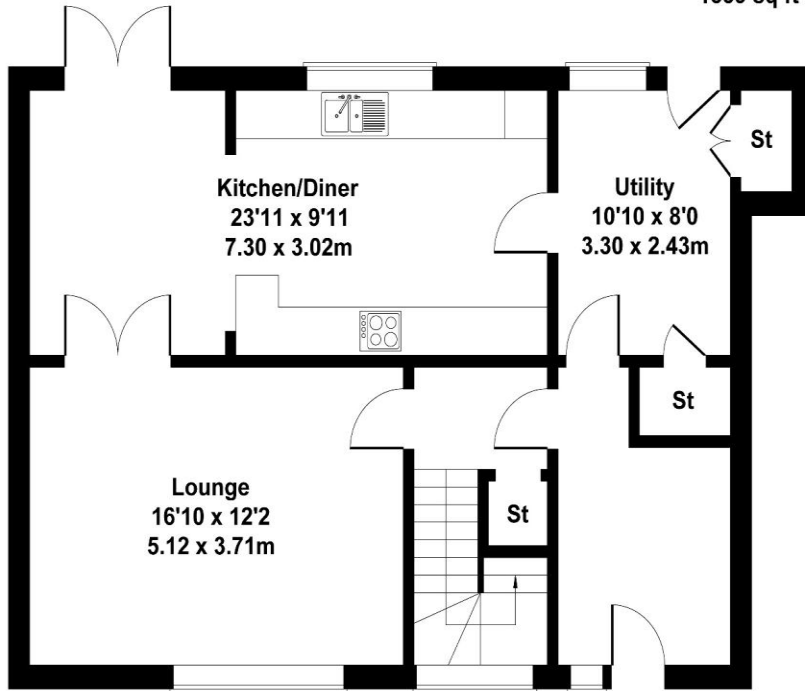
SHOWER ROOM 8'4 x 6'11 (2.53m x 2.11m)



FLOORPLAN

Taft Place Chicksands

Approximate Gross Internal Area
1539 sq ft - 143 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tel: 07468 48 88 18

Email: chris.macsweeney@exp.uk.com

www.chrismacsweeney.exp.uk.com

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.