



Connells

Heronstee  
Shefford



## Property Description

A lovely three bedroom family home situated in a popular location in Shefford.

Internally the accommodation is an excellent layout with a cosy lounge and a kitchen diner to the ground floor. Upstairs are three well proportioned bedrooms, the master also offers an en suite and there is a well fitted family bathroom.

Externally is parking and good size gardens to both the front and rear.

## Ground Floor

### Entrance Hall

Door to front, wood effect flooring and radiator.

### Cloakroom

Double glazed window to rear aspect, wash hand basin, WC, wood effect flooring and radiator.

### Lounge

Double glazed window and door to front aspect, double glazed window to side aspect, TV point, wood effect flooring and two radiators.

### Kitchen Diner

Fully fitted kitchen with double glazed window to rear aspect. Breakfast bar, a range of wall and base units, work surfaces with tiled splashback and ceramic sink and drainer. Integrated appliances include double electric oven, hob with cooker hood over, dishwasher and microwave. Space for washing machine and fridge/freezer. Understairs storage cupboard, wood effect flooring and radiator.

## First Floor

### Landing

Loft access and storage cupboard.

### Bedroom One

Double glazed windows to front and side aspect, and fitted wardrobe.

### En Suite

Double glazed window to rear aspect, wash hand basin with built-in storage, tiled shower cubicle, WC, tiled flooring and radiator.

### Bedroom Two

Double glazed window to side aspect and radiator.

### Bedroom Three

Double glazed window to front aspect and radiator.

### Bathroom

Wash hand basin, built-in storage, panelled bath, WC, extractor fan, partly tiled, spotlights and radiator.

## Outside

### Front Garden

Small front garden with shared gated access, laid to lawn with pathway leading to front door.

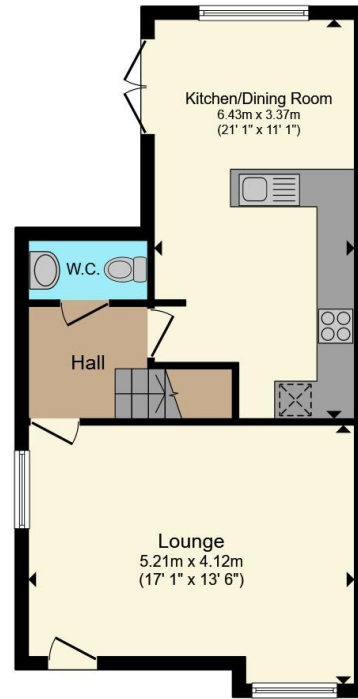
### Rear Garden

Rear garden laid to lawn with patio area, shrubs to side and two parking spaces to rear.

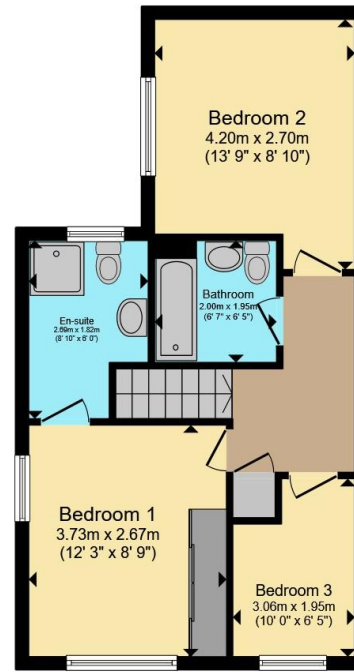








**Ground Floor**



**First Floor**

Total floor area 92.8 m<sup>2</sup> (999 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: Awaited  
 Council Tax Band: D

**view this property online [connells.co.uk/Property/HIT308357](http://connells.co.uk/Property/HIT308357)**

Tenure: Freehold



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: HIT308357 - 0002