



**4 Shefford Road, SG17 5LJ**

**£1,800 PCM**

A spacious 4 bedroom detached family home situated in a village location. Accommodation comprises: 4 bedrooms, family bathroom, ensuite shower room, large lounge/diner, study area, cloakroom, kitchen with breakfast bar area. Garage and driveway. Garden includes shed. Gas central heating EPC band D. Available early May 2026.

### Living Room 20'9" x 10'11" (6.33 x 3.34 )

New carpets, neutral decor, patio doors leading to rear garden. Radiator. Electric fire with surround. Archway leading to:

### Dining 12'11" x 8'6" (3.96 x 2.61)

Dual aspect room with UPVC windows. Ne carpets, neutral decor. Curtains included. Radiator. Neutral decor.

### Cloakroom

White suite with cornet wash hand basin, low level WC. Ceramic floor tiles. Frosted UPVC window.

### Study Area (inner hallway) 10'4" x 10'2" (3.17 x 3.11 )

Neutral decor, new "Karndean" style flooring. UPVC window to front elevation. radiator, door to:

### Kitchen 14'4" x 9'11" (4.39 x 3.03 )

Range of wall and base units with breakfast bar area - stools included. Integrated appliances includes: dishwasher, washing machine. Induction hob and double oven and freestanding fridge/freezer. UPVC window to front elevation. UPVC side door.

### Bedroom One 12'11" x 8'9" (3.95 x 2.69)

New carpets, neutral decor. Range of fitted wardrobes and storage cupboards. UPVC window to rear elevation. Radiator. Door to:

### Ensuite shower room

Modern suite with corner shower enclosure., vanity unit with back to wall WC and built in wash hand basin. Ceramic floor tiles. Radiator.

### Bedroom Two 10'11" x 9'10" (3.35 x 3.00)

Neutral decor, new carpets. UPVC window to front elevation. Radiator

### Bedroom Three 11'4" x 6'10" (3.47 x 2.10)

Neutral decor, new carpets. Radiator. UPVC window to rear elevation.

### Bedroom Four 9'5" x 6'7" (2.89 x 2.03)

Neutral decor, new carpets. Radiator. UPVC window to front elevation.

### Bathroom

Modern white bathroom suite comprising: bath tub with shower over/shower screen. Vanity area with back to the wall WC and built in wash hand basin. UPVC window to side elevation. Ceramic floor tiles.

### Garden/Drive

Front : Driveway for several cars. Single garage with up and over door and side door to the side of property. Lawn area with shrub borders.

Rear: Patio area, lawn area with shrub borders. Shed included.

### Agents Notes

Deposit - £2,076.

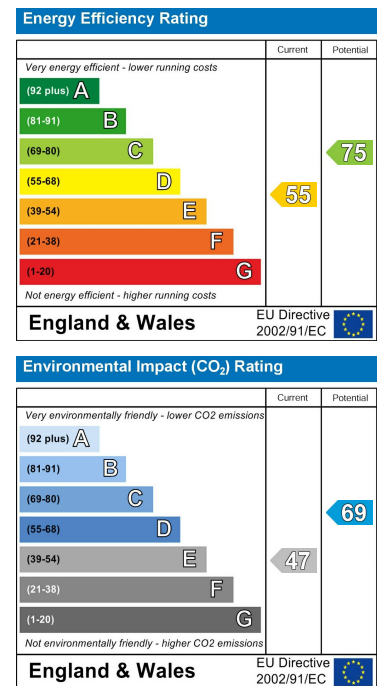
Tenancy term:- 6 Months plus.  
Council Tax band E

# Floor Plan

## Area Map



## Energy Efficiency Graph



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