



23 Kingfisher Road • Shefford • Bedfordshire • SG17 5YQ

Guide Price £465,000

Charter Whyman

TOWN & VILLAGE HOMES





THREE BEDROOMS ENSUITE TO MASTER HOME OFFICE GARAGE AND DRIVEWAY

THE PROPERTY

Set within the ever-popular Birds Estate, this well-presented link-detached family home enjoys a prime position just a short stroll from Shefford town centre, with excellent access to the mainline station at Arlesey—ideal for commuters and growing families alike.

The ground floor offers a spacious lounge, a separate dining room perfect for entertaining, and a bright conservatory overlooking the garden. A modern, well-appointed kitchen provides both style and practicality, complemented by a convenient cloakroom.

Upstairs, the property features three generously sized bedrooms, including a principal suite with its own ensuite shower room. A contemporary family bathroom serves the remaining bedrooms, offering comfort and convenience for busy households.

Externally, the home continues to impress with a dedicated garden office—perfect for remote working—alongside a garage and a two-car driveway, ensuring ample parking and storage.

THE LOCATION

Shefford is conveniently located just off the A507, just 4.1 miles from the A6, 7.4 miles from the A1 and 11.6 miles from Junction 12 on the M1. The nearest mainline railway station is 4 miles away in Arlesey with alternatives at Biggleswade (6.9 miles), Flitwick (8.4 miles), Hitchin (8.7 miles) and Letchworth Garden City (9 miles). All provide regular services to London Kings Cross throughout the day.

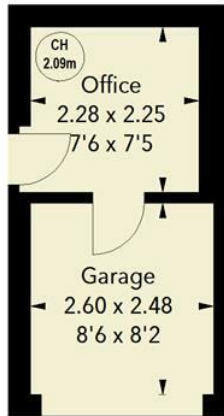
Shefford is an attractive small town on the Bedfordshire/Hertfordshire border and provides a good range of facilities including shops, post office, schools, pubs and restaurants. Biggleswade, Hitchin and Letchworth Garden City all offer an even wider range of amenities and Bedford is only 10 miles away.



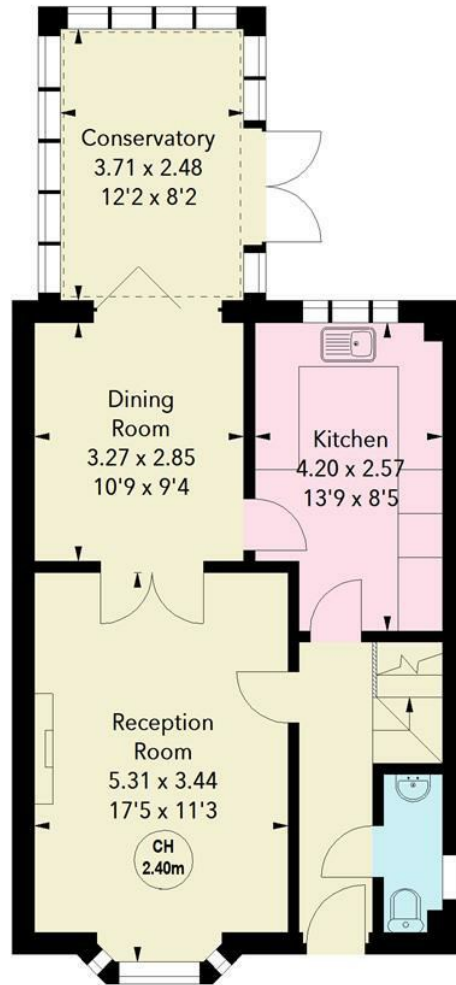




Key :
CH - Ceiling Height



(Not shown in actual location / orientation)



Ground Floor

Approx. 57.23 sq m / 616 sq ft

Kingfisher Road, SG17

Approximate Area = 127.37 sq m / 1371 sq ft
(Including Office & Garage)
Office & Garage Area = 12.17 sq m / 131 sq ft



First Floor

Approx. 57.97 sq m / 624 sq ft



Illustration For Identification Purposes Only.

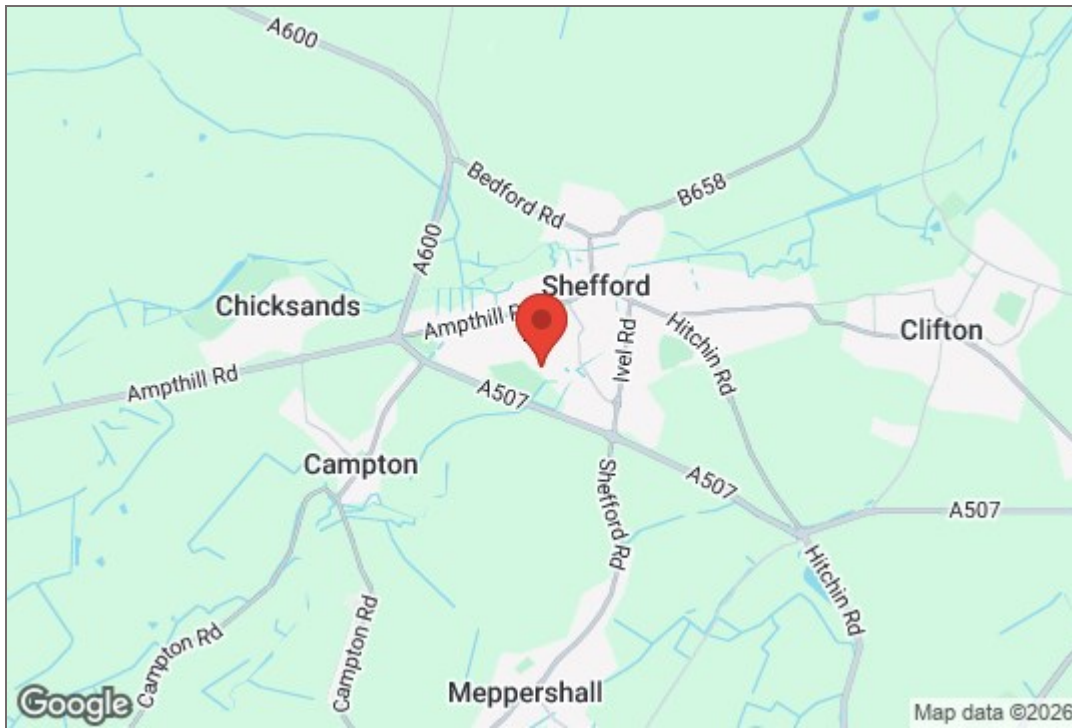
All measurements and areas are approximate, not to scale.

© Orange Tree Photography

These particulars are intended for guidance only. Floor Plan measurements and placement of white goods etc are approximate and are for illustrative purposes only. Please note that the stated floor area *may* include the garage and other areas outside the living space. Whilst we do not doubt the accuracy of the floor plan or any other information provided, we make no guarantee, warranty or representation as to this accuracy or the completeness of these particulars. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction that it is suitable for your requirements.

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TENURE

FREEHOLD

RESTRICTIVE COVENANTS

A restrictive covenant is a clause in an agreement that restricts, limits, prohibits, or restricts how owners can use a property. These could include: property use (e.g., business and rental use), the number and type of vehicles allowed on the property, fence height and type, removal of trees, paint colours for the front door or garage, installation of satellite dishes and even types of animals allowed at the property. For more information, please ask the agent.

EASEMENTS

Having an easement on your property means that a third party (an individual or a utility company for example) has a right to use your property for a particular purpose. This could be passing by foot or with vehicles over your property, or a right to pass service media for utilities on, over or under your property. An easement could also allow a neighbour to access your property in order to carry out repairs to their own property. For more information, please ask the agent.

CONSTRUCTION

Brick built under a pitched tiled roof

SERVICES

Mains water, sewerage, gas and electricity are connected to the property.

EPC RATING

Band -

BROADBAND SPEED

A choice of provider claiming up to 10,000 Mbps.

MOBILE SIGNAL

Most providers claim up to claims 5G.

LOCAL AUTHORITY

Central Bedfordshire Council
Priority House, Monks Walk
Chicksands
Shefford
Bedfordshire SG17 5TQ

Tel: 0300 300 8301
www.centralbedfordshire.gov.uk

COUNCIL TAX

Band - D

CONSERVATION AREA

The property is not located within a Conservation Area.

FLOODING

Properties can be at risk of flooding and it is important for you to check if the property has been flooded in the last 5 years, what flood defences are in place and source of any flooding. For more information, please ask the agent.

VIEWING APPOINTMENTS

All viewing and negotiations strictly through
Charter Whyman.

Charter Whyman

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www.charterwhyman.co.uk