

Old Station Way, Shefford - SG17 5ED

Guide Price £335,000

HARVEY ROBINSON

- END OF TERRACED FAMILY HOME
- THREE BEDROOMS
- BRIGHT LOUNGE WITH FRENCH DOORS ONTO GARDEN
- UTILITY / CLOAKROOM
- SEPARATE DINING ROOM
- CONTEMPORARY KITCHEN
- FAMILY BATHROOM
- PRIVATE, LOW MAINTENANCE GARDEN
- DRIVEWAY + GARAGE STORAGE
- CLOSE TO AMENITIES















The ground floor comprises a bright and spacious living room, featuring French doors opening onto the rear garden, creating a lovely space for both relaxing and entertaining. There is a separate dining room, providing an ideal area for family meals, alongside a contemporary kitchen, offering a good range of storage and worktop space, making it a practical and functional area for everyday cooking.

The former garage has been partially converted to create a useful utility room with cloakroom facilities, whilst retaining additional garage storage space. Upstairs, there are three bedrooms, two of which are generous doubles, together with a well-presented family bathroom. The main loft space is partially boarded, providing additional storage.

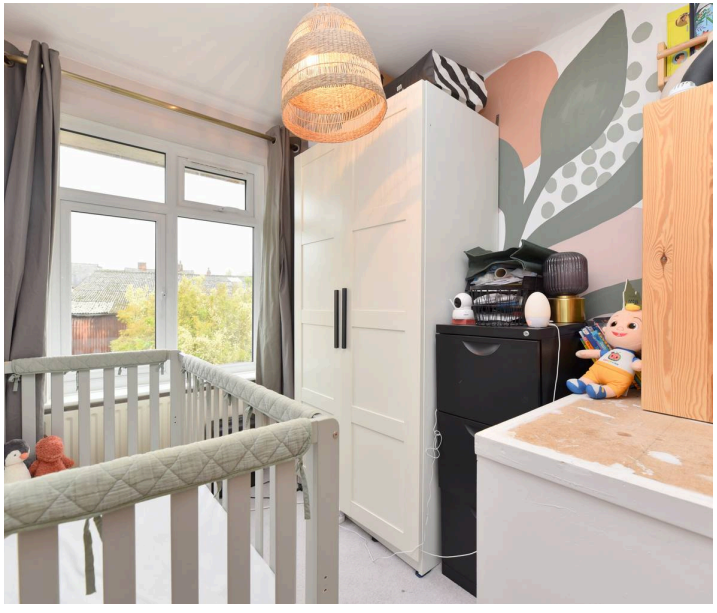
Outside, the property benefits from an established, south-east facing rear garden, providing a wonderful space to enjoy the warmer months. There are existing wall fixings and posts for a canvas shade sail above the rear doors, with the potential to create an attractive pergola area. To the front, there is a driveway providing off-road parking, along with a further allocated parking space.

LOCATION AND AMENITIES

Shefford town centre is within easy reach and offers a variety of local shops, independent businesses, cafés, pubs and restaurants, together with a Morrisons supermarket and further convenience shopping. The town also benefits from a number of well-regarded schools, including Shefford Lower School and Robert Bloomfield Academy, with Samuel Whitbread Academy situated in the neighbouring village of Clifton.

For commuters, the nearest railway station is at Arlesey, approximately 3 miles away, offering direct mainline services into London King's Cross, with journey times of around 40 minutes. Biggleswade railway station is also within easy reach, providing further rail connections.

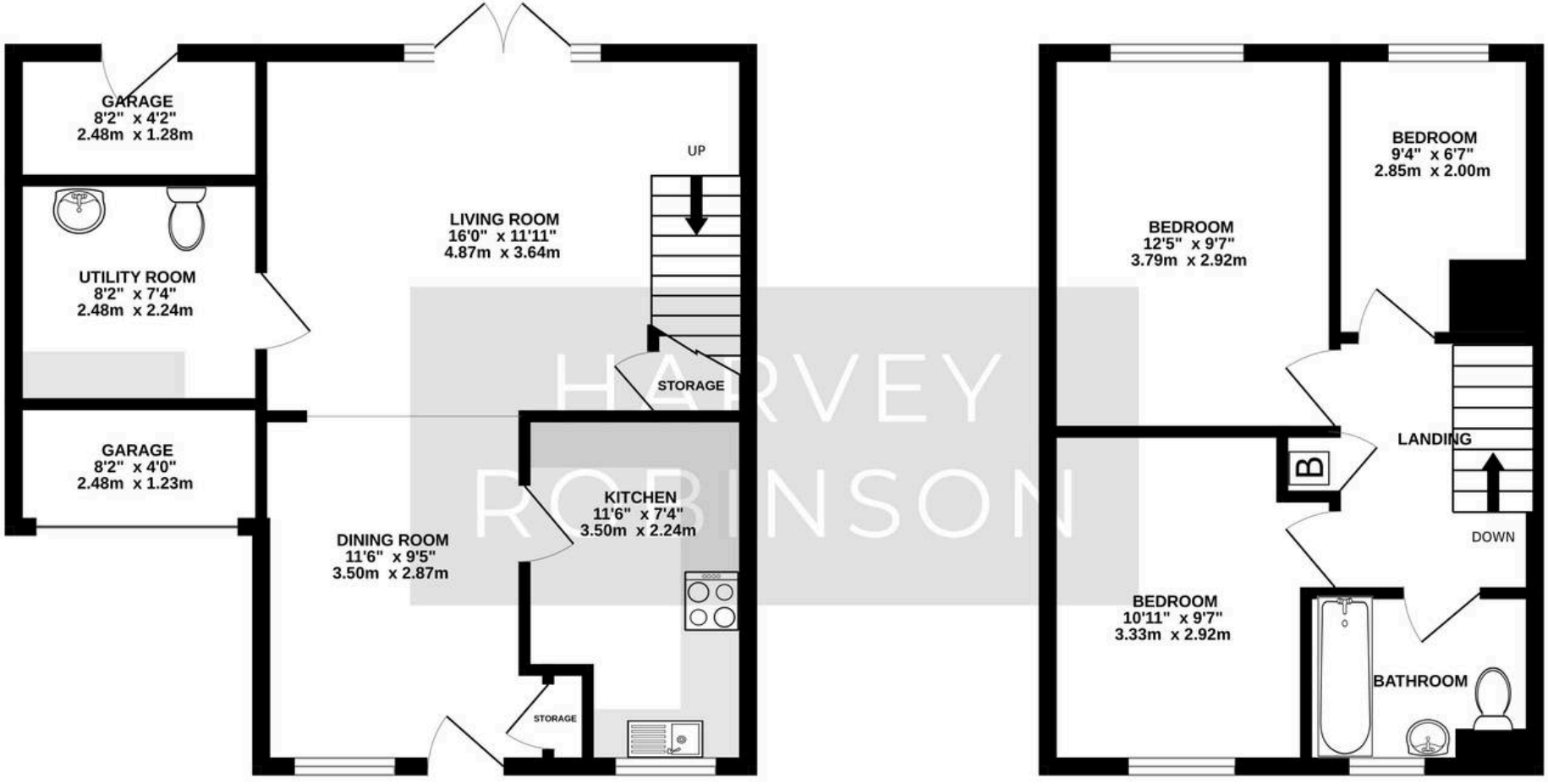






GROUND FLOOR
501 sq.ft. (46.6 sq.m.) approx.

FIRST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



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TOTAL FLOOR AREA : 867 sq.ft. (80.6 sq.m.) approx.

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FAQ'S

Property Tenure: Freehold
Property Constructed: 1970 - 1990
Rear Garden Aspect: South-East
Council Tax Band: C
Primary School Catchment: Shefford Lower School
Secondary School Catchment: Robert Bloomfield Academy, Samuel Whitbread Academy
Boiler Installed: 2022
Boiler Last Serviced: 12/08/2026
Loft: Partially boarded
Water Meter: Yes
What3Words Location: ///rashers.mulls.suggested

SERVICES

Heating: Gas central heating
Electricity: Mains
Water: Mains
Sewage: Mains
Broadband: Fibre to the Premises

TRAVEL

A1: 7.0 miles
Arlesey Railway Station: 5.2 miles
Cambridge: 28.2 miles
Bedford: 11.2 miles
Milton Keynes: 21.8 miles
London: 47.1 miles