



59 Hurricane Avenue,

Shefford,
SG16 6NW

45% Share £148,500

country
properties

"This two-bedroom, chain-free 'Bloor' home is ideally positioned within the popular Poppy Fields development in Lower Stondon, offering a wonderful balance of countryside charm and modern connectivity. Located just four miles from the vibrant market town of Hitchin, the property is within easy walking distance of local amenities, including a doctor's surgery, as well as scenic countryside walks.

- CHAIN FREE – A MUST VIEW !
- Ev car charging point
- Generous garden – perfect for those 'alfresco' summer evenings
- 10 year NHBC builders warranty from new
- New-build energy efficiency & stylish contemporary layouts
- Driveway parking x 2 cars with additional visitor parking available

Ground Floor

Entrance Hall

Door to kitchen, lounge/dining area, WC. Stairs rising to 1st Floor.

Cloakroom

WC, wall hung wash hand basin. Radiator.

Lounge/Dining Area

15' 1" x 12' 6" (4.60m x 3.81m) Double glazed window to rear. Two radiators. Storage cupboard. Part glazed door leading to rear garden.

Kitchen

Double glazed window to front. A range of base & eye level units with complementary work surfaces over. Stainless steel sink/drainage unit with mixer tap over. Electric oven with 4 ring gas hob with stainless steel extractor hood over. Space for washing machine. Space for fridge freezer.

First Floor

Landing

Loft hatch. Airing cupboard. Doors to all rooms



Bedroom 1

15' 1" x 11' 3" (4.60m x 3.43m) Two double glazed windows to front. Built in wardrobe.

Bedroom 2

15' 2" x 8' 0" (4.62m x 2.44m) Double glazed window to rear. Radiator.

Family Bathroom

Obscure double glazed window to rear. Three piece suite with panel enclosed bath with shower over & glass screen. WC, wash hand basin with vanity under. Radiator.

Outside

Front Garden

Paved pathway to front door with shrub & lawn area. Driveway providing off road parking for 2 cars. EV charger.

Rear Garden

Mainly laid to lawn with paved patio area. Wooden shed to remail. Gated access leading to driveway.

Agents Note

The property is currently Shared Ownership with Paradigm Housing. Current owner has a 45% share with rent & service charge payable on 45% share of £406.12 per month.

Paradigm advises there is 125 yr lease starting from and including 7 March 2024.

We advise any buyer to confirm this information with their legal representative prior to exchange of contracts.

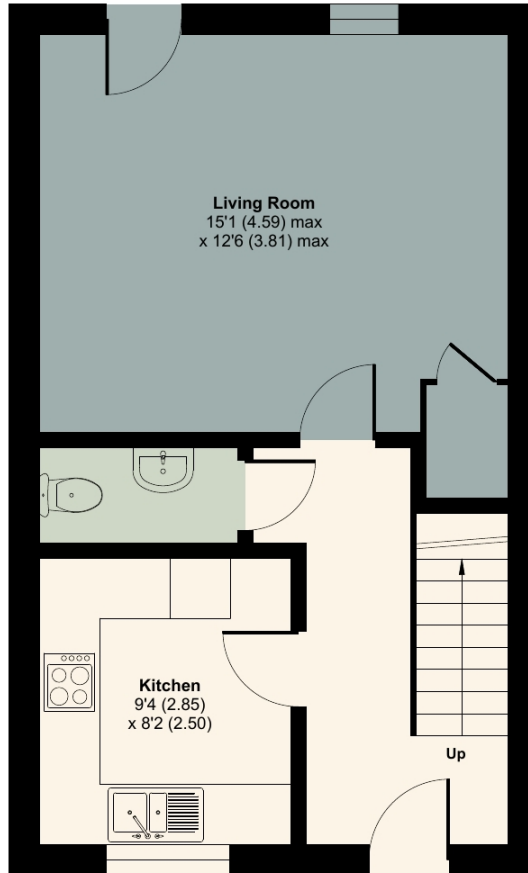
For all your mortgage needs contact Dawn Olney at Mortgage Vision on 014692 811822 or email: enquiries@mortgagevision.co.uk

PRELIMINARY DETAILS – NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES

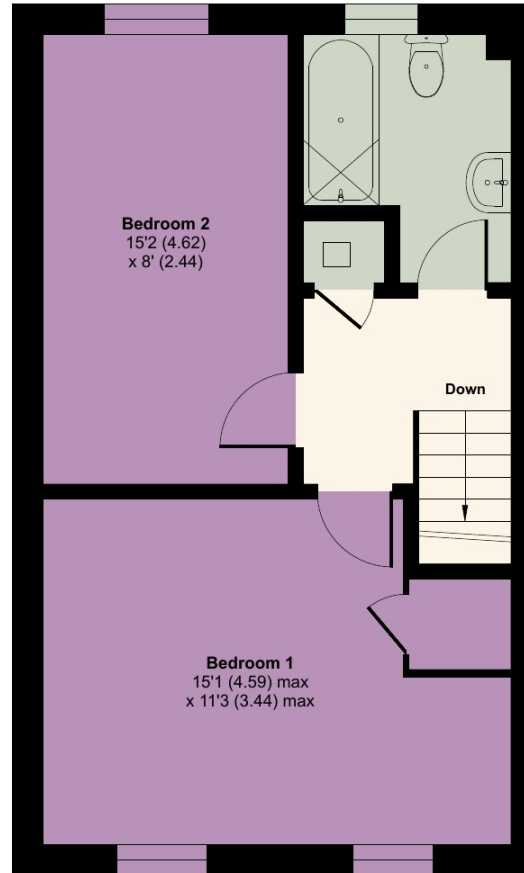


Approximate Area = 808 sq ft / 75 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	96
(81-91)	B	84
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄che.com 2026. Produced for Country Properties. REF: 1396674



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

Viewing by appointment only

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