



36, Brookmead

Meppershall, Shefford,
Bedfordshire, SG17 5SA

O.I.E.O £375,000

country
properties

Offered with no upward chain, this beautifully redecorated home features a large south-facing garden, underfloor heating throughout the ground floor, and excellent potential to extend or adapt the layout, all set within the highly sought-after village of Meppershall.

- CCTV system and alarm all accessible to your smartphone to remain
- Potential to extend to the rear and into/above the garage, subject to the necessary planning permissions and consents
- Underfloor heating to all of the ground floor accommodation
- Recently redecorated throughout and new carpets
- Large south facing rear garden
- ** NO UPWARD CHAIN **
- Potential to create additional parking on the front - subject to any consents -

Ground Floor

Living/Dining Room

23' 4" x 16' 1" (7.11m x 4.90m) Tiled flooring with underfloor heating. Stairs raising to first floor. Under stairs storage cupboard. Door to garage. Double glazed window to front. Double glazed double doors onto rear garden. Opening into Kitchen

Kitchen

8' 9" x 8' 1" (2.67m x 2.46m) A range of wall & base units with roll edge work surfaces over. Inset stainless steel sink & drainer unit with swan neck mixer tap over. Built in electric oven with gas hob, stainless steel splashback & stainless steel extractor hood over. Space for under counter fridge. Space & plumbing for washing machine. Tiled flooring with underfloor heating. Double glazed window to rear.



First Floor

Landing

Double glazed window to side. Loft access. Storage cupboard with shelving. Doors into all rooms.

Bedroom 1

12' 2" x 9' 10" (3.71m x 3.00m) Double glazed window to front. Radiator.

Bedroom 2

10' 10" x 9' 11" (3.30m x 3.02m) Double glazed window to rear. Radiator.

Bedroom 3

9' 5" x 6' 3" (2.87m x 1.91m) Double glazed window to front. Radiator. Bulk head storage cupboard with hanging rail.

Bathroom

Suite comprising: panel enclosed bath with main shower over & glass side screen. Low level WC. Vanity wash hand basin. Tiled splashbacks. Obscure double glazed window to rear. Radiator.

Outside

Front Garden

Laid mainly to lawn with paved driveway providing off road parking for 1 car.

Rear Garden

South facing large wrap around rear garden laid to lawn with paved patio area. Water tap. Security light. Paved pathway with gated access to front.

Garage

25' 11" x 8' 8" (7.90m x 2.64m) Up & over door. Tandem garage with double glazed door onto rear garden. Alarm control panel. Wall mounted combination boiler. Space & plumbing for washing machine.

Agents Note

For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: enquiries@mortgagevision.co.uk

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



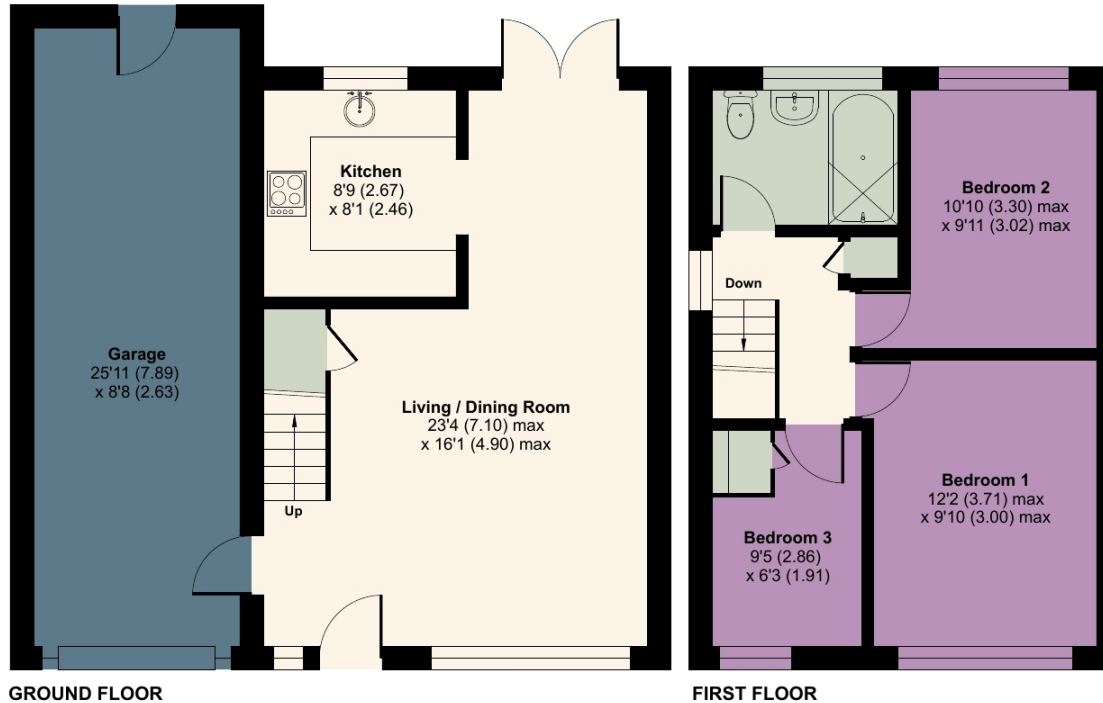


Approximate Area = 750 sq ft / 69.6 sq m

Garage = 223 sq ft / 20.7 sq m

Total = 973 sq ft / 90.3 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Country Properties. REF: 1458090



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Viewing by appointment only

Country Properties | 46-48, High Street | SG17 5DG

T: 01462 811822 | E: shefford@country-properties.co.uk

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