



8a, Elgar Drive

Shefford,
Bedfordshire, SG17 5RZ
£500,000

country
properties

This four bedroom home extended home, situated on the popular Composers Development, is offered with NO UPWARD CHAIN. Located in a family-favourite area, the property benefits from an en suite to the main bedroom and offers potential to convert the garage, subject to the necessary consents.

- Master bedroom with built in wardrobes and en suite shower room
- Riverside walks to Shefford town centre
- Well regarded local schools
- Extension to the rear of the property used as Study is an ideal space for working from home
- All 4 bedrooms with built in wardrobes/storage
- ** OFFERED WITH NO UPWARD CHAIN**

Ground Floor

Entrance Hall

Stairs raising to first floor. Wood effect flooring. Radiator. Under stairs storage cupboard. Doors into Living room, Kitchen & Garage.

Living Room

14' 6" x 11' 9" (4.42m to bay x 3.58m) Double glazed walk in bay window to front. Strip wood flooring. Two radiators. Coal effect gas fire with marble hearth & timber surround. Multi pane double doors into Dining room

Dining Room

11' 6" x 9' 1" (3.51m x 2.77m) Oak flooring. Radiator. Double glazed double doors onto rear garden.

Kitchen

11' 6" x 11' 3" (3.51m x 3.43m) A range of wall & base units with roll edge work surfaces over. Inset ceramic one and a half bowl sink & drainer unit with swan neck mixer tap over. Space for Range cooker with extractor hood over. Space for fridge freezer. Integrated dishwasher. Tiled splashbacks. Double glazed window to rear. Door to Utility room

Utility Room

8' 1" x 5' 5" (2.46m x 1.65m) A range of wall & base units with roll edge worksurfaces over. Space & plumbing for washing machine. Space for tumble dryer. Space for under counter fridge. Radiator. Door to Study & Cloakroom



Cloakroom

Low level WC. Wash hand basin. Tiled splashbacks. Radiator enclosed in decorative cover. Obscure double glazed window to side.

Study

10' 6" x 8' 8" (3.20m x 2.64m) Wood effect flooring. Radiator. Double glazed window to side & double glazed double doors onto rear garden.

First Floor

Landing

Loft access. Airing cupboard with Megaflow hot water tank & shelving. Doors into all rooms.

Bedroom 1

13' 1" x 12' 4" (3.99m x 3.76m) Multi pane double glazed window to front with feature arch detail. Built in wardrobes. Door leading to En-suite

En-suite

Suite comprising: Shower cubicle, pedestal wash hand basin, low level WC. Tiled splashbacks. Shaver point. Heated towel rail. Obscure double glazed window to side.

Bedroom 2

Double glazed window to rear. Radiator. Built in wardrobes.

Bedroom 3

10' 7" x 8' 1" (3.23m x 2.46m) Double glazed window to rear. Radiator. Built in wardrobe.

Bedroom 4

10' 11" x 10' 11" (3.33m x 3.33m) Double glazed multi pane window to front. Radiator. Built in wardrobe.

Bathroom

Suite comprising: panel enclosed bath. Pedestal wash hand basin. Low level WC. Tiled splashbacks. Extractor fan. Obscure double glazed window to rear.

Outside

Front Garden

Storm porch with quarry tiled flooring. Laid to lawn with flower & shrub borders. Paved driveway provides off road parking for 2 cars.

Rear Garden

Large paved patio area laid mainly to lawn with flower & shrub borders enclosed in sleepers. Conifer screening to rear. Security lights. Water tap. Gated access to front.

Garage

17' 7" x 8' 5" (5.36m x 2.57m) Up & over door. Power & light. Personal door leading to entrance hall.

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

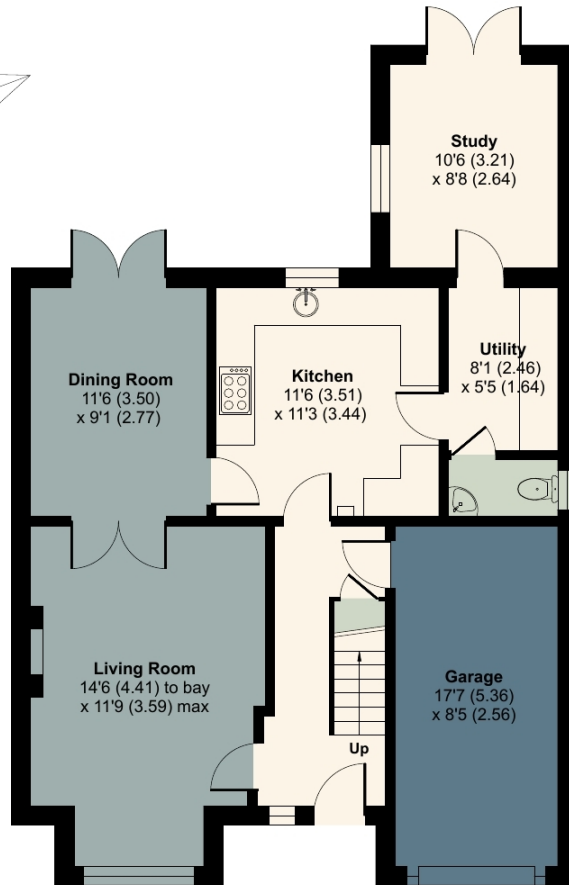


Approximate Area = 1360 sq ft / 126.3 sq m

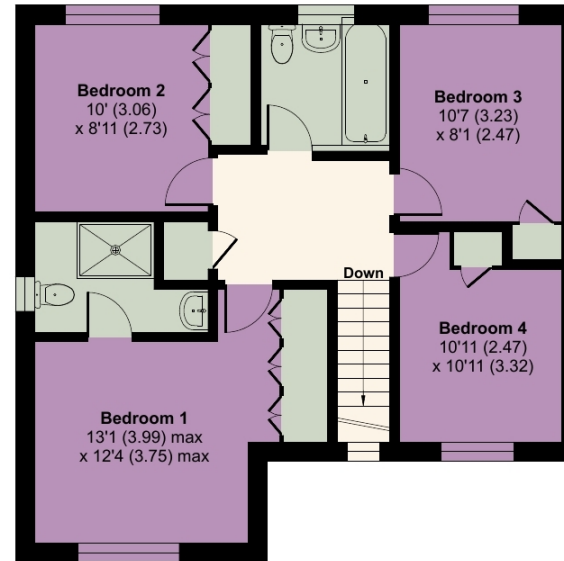
Garage = 148 sq ft / 13.7 sq m

Total = 1508 sq ft / 140 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



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: 1457491



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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