



39, Heronslee

Shefford,
Bedfordshire, SG17 5FQ
O.i.E.O £425,000

country
properties

This beautifully presented 4 bedroom town house offers stunning views of the river, the property is located within a quiet sought after cul-de-sac location just a short walk to the bustling High Street shops, amenities, and well regarded schooling

- stylish & contemporary finish throughout – a credit to the owners – just move in !
- Ground floor dining/family room with doors opening onto the rear garden
- Seperate utility and downstairs cloakroom
- First floor living room with french doors opening onto a large balcony with stunning views of the river
- single garage with power/light and off road parking in front
- Viewing is essential to appreciate this beautiful family home

Ground Floor

Entrance Hall

Stairs rising to first floor with understairs storage cupboard. Wood effect flooring. Radiator.

Cloakroom

White suite comprising: WC with concealed cistern and pedestal wash hand basin with tiled splash back. Extractor fan. Radiator. Ceramic tiled flooring.

Kitchen

12' 4" x 9' 7" (3.76m x 2.92m) A range of wall and base units with stone worksurfaces and upstands. Inset stainless steel sink with stone drainer and mixer tap over. Integrated AEG fridge/freezer. Integrated dishwasher (not included in sale). Fitted eye level electric double oven. Inset gas hob with glass splashback and stainless steel extractor hood over. Gas boiler enclosed in wall cupboard. Ceramic tiled flooring. Radiator. Double glazed window to front.

Utility Room

7' 3" x 4' 7" (2.21m x 1.40m) A range of wall and base units with stone worksurfaces and tiled splashbacks. Space and plumbing for washing machine. Space for tumble dryer. Radiator. Ceramic tiled flooring.

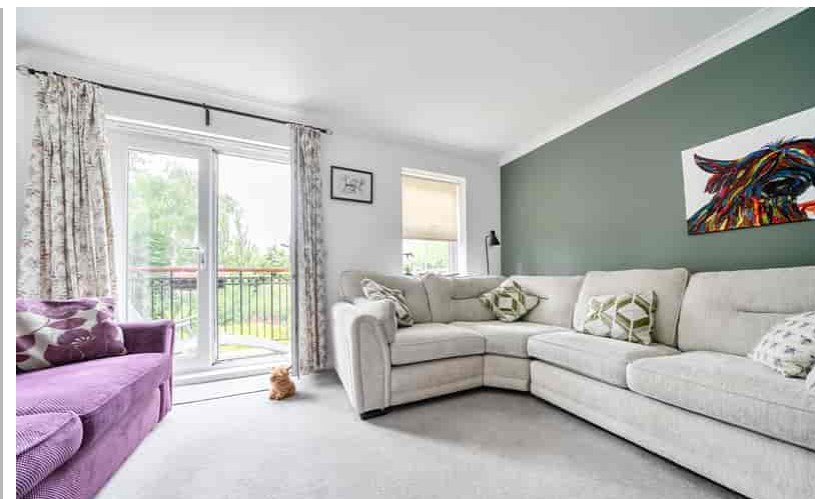
Dining/Family Room

13' 11" x 9' 10" (4.24m x 3.00m) Double glazed window with fitted shutters overlooking the rear garden. Two radiators. Wood effect flooring. Double glazed French doors opening onto decked balcony enclosed by wrought iron railings with steps leading down to the rear garden.

First Floor

Landing

Stairs rising to second floor accommodation. Radiator. Doors into Bedroom 1 & Living Room.



Living Room

15' 7" x 13' 11" (4.75m x 4.24m) Double glazed window and French doors opening onto the decked balcony enclosed by wrought iron railings. Two radiators.

Bedroom 1

14' 0" x 9' 6" (4.27m x 2.90m) Two double glazed windows to front. Built in wardrobes providing shelving and hanging space. Radiator. Door into:

En-suite Shower Room

Three piece suite comprising double shower enclosure, WC with concealed cistern, wash hand basin inset to vanity unit. Partially tiled walls. Ceramic tiled flooring. Shaver point. Extractor fan.

Second Floor

Second Floor Landing

Airing cupboard housing Megaflow hot water tank with shelving. Separate storage cupboard. Access to loft.

Bedroom 2

14' 0" x 10' 10" (4.27m x 3.30m) Double glazed window to front. Radiator. Fitted wardrobe into recess.

Bedroom 3

9' 8" x 7' 7" (2.95m x 2.31m) Double glazed window to rear. Radiator.

Bedroom 4

9' 8" x 6' 2" (2.95m x 1.88m) Double glazed window to rear. Fitted desk and drawer unit. Radiator.

Bathroom

Three piece suite comprising 'P' shaped bath with shower over and curved glass side screen, WC with concealed cistern. Wash hand basin inset to vanity unit. Part tiled walls. Ceramic tiled flooring. Extractor fan.

Outside

Front Garden

Enclosed by dwarf wall and wrought iron railings with paved pathway leading to front door.

Garage

18' 6" x 9' 1" (5.64m x 2.77m) Up & over door with power and light. Roof void storage space. Block paved parking for 1 car to front.

Rear garden

Fully enclosed rear garden mainly laid to lawn with raised deck area with various shrub & plant borders. Gated access to rear.

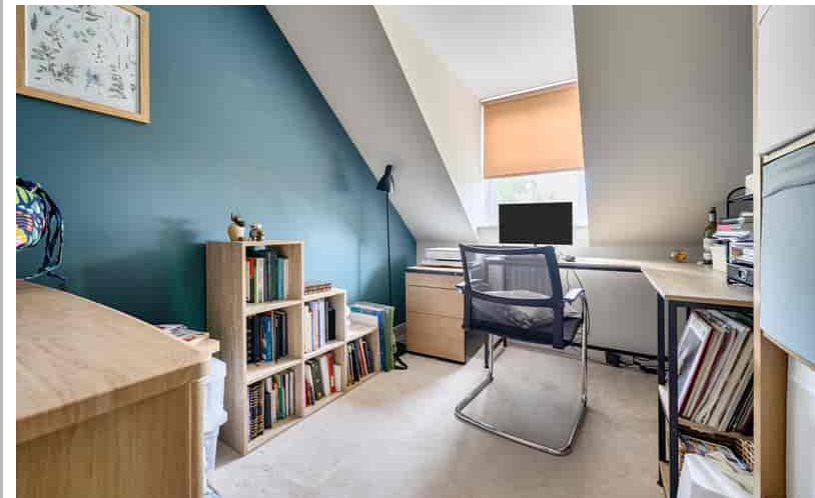
Agents Note

The vendor informs us there is a service charge associated with this property of £300 per annum, of which covers the insurance, lighting and maintaining the communal areas.

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 01462 811822 or email: enquiries@mortgagevision.co.uk

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



Approximate Area = 1273 sq ft / 118.2 sq m
 Limited Use Area(s) = 29 sq ft / 2.6 sq m
 Garage = 169 sq ft / 15.7 sq m
 Total = 1471 sq ft / 136.5 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). © n°cheom 2026. Produced for Country Properties. REF: 1495018



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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