



2, Midland Gardens

Shefford,
Bedfordshire, SG17 5YF
O.I.E.O £475,000

country
properties

Positioned within a small cul-de-sac of just eight homes, this well presented four-bedroom detached family home offers over 1,200 sq. ft. of versatile accommodation and a sunny south-facing rear garden. Ideally located within walking distance of Shefford High Street, local amenities and highly regarded schools, the property also benefits from excellent commuter links, with Arlesey train station just a short drive away offering fast rail services into London.

- Well presented – move straight in
- Quiet cul dec sac location yet close to the High Street of Shefford
- Bedroom 1 with re-fitted en suite shower room
- Potential to extend or adapt current layout subject to any necessary consents
- Useful side access and wooden storage area
- Sunny south facing rear garden ideal for alfresco evenings
- A short drive to nearby Arlesey for fast rail links into London

Ground Floor

Entrance Hall

Doors to Living room & cloakroom. Stairs leading to first floor accommodation. Tiled flooring. Radiator.

Cloakroom

Obscure double glazed window to front. Tiled flooring. Radiator. Pedestal wash hand basin, low level WC.

Living Room

15' 0" x 13' 0" (4.57m x 3.96m) Double glazed window to front. Feature fireplace with log burning stove with oak beam & granite hearth. Radiator. Door to under stair storage cupboard. Double glazed French doors leading onto rear garden. Door into Kitchen/Breakfast room. Opening into Dining room.

Dining Room

10' 2" x 8' 10" (3.10m x 2.69m) Wood flooring. Double doors leading to garden. Door leading to Kitchen/Breakfast Room.

Kitchen/Breakfast Room

16' 9" x 10' 2" (5.11m x 3.10m) A range of wall & base units with complementary worksurfaces over. Inset stainless steel sink with drainer & mixer tap over. Built in electric oven with 4 ring gas hob & stainless steel extractor hood over. Integrated dishwasher. Space & plumbing for washing machine. Space for fridge freezer. Ceramic tiled flooring. Two double glazed windows to rear aspect. Half glazed door to side aspect. Door leading to garage.



Garage

18' 0" x 8' 10" (5.49m x 2.69m) Up & over door.
Door leading into Kitchen/Breakfast Room.

First Floor

Landing

Doors leading to all rooms. Door to airing cupboard housing hot water tank.

Bedroom 1

12' 1" x 11' 1" (3.68m x 3.38m) Double glazed window to rear. Double door built in wardrobe & door to storage cupboard. Door leading to En-suite

En-suite

Obscure double glazed window to rear. Re-fitted 3 piece suite comprising: single shower cubicle, wash hand basin, low level WC.

Bedroom 2

14' 2" x 9' 3" (4.32m x 2.82m) Double glazed window to front. Door to storage cupboard.

Bedroom 3

10' 3" x 9' 9" (3.12m x 2.97m) Double glazed window to front. Door to built in storage cupboard.

Bedroom 4

10' 8" x 7' 10" (3.25m x 2.39m) Double glazed Dormer window to front aspect.

Bathroom

Obscure double glazed window to rear aspect. Re fitted 3 piece suite comprising: 'P' shaped bath, wash hand basin, low level WC.

Outside

Front Garden

Block paved driveway leading to front door with off road parking for 2 cars. Gated access to rear.

Rear Garden

South facing garden with paved patio area. Mainly laid to lawn. Gated access to front with wooden storage area to side.

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





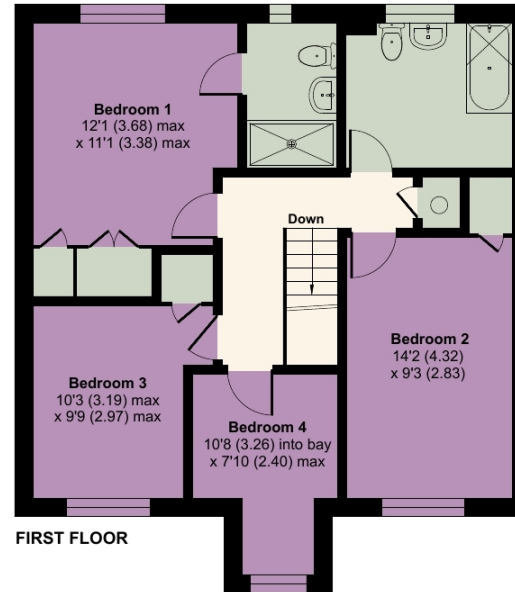
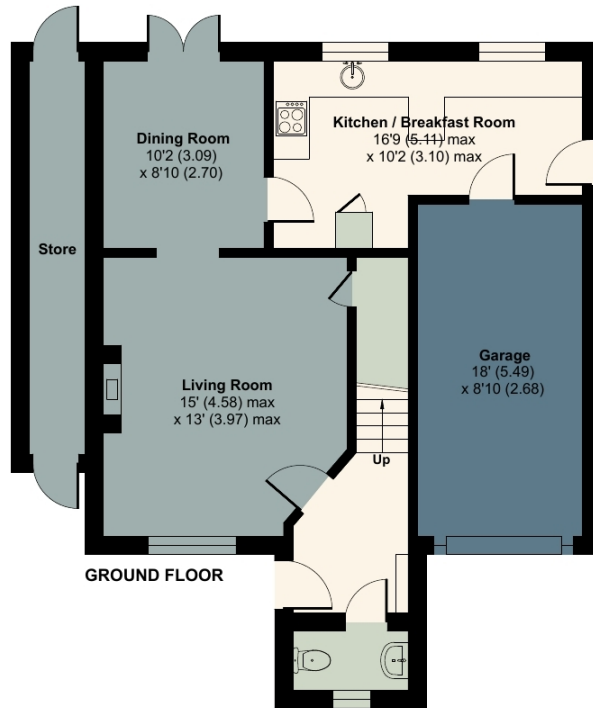
Approximate Area = 1231 sq ft / 114.3 sq m

Garage = 161 sq ft / 14.9 sq m

Outbuilding = 64 sq ft / 5.9 sq m

Total = 1456 sq ft / 135.1 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: 1496557



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Viewing by appointment only

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