

27, Hitchin Road

Shefford,
Bedfordshire, SG17 5JA

Offers in excess of £450,000

country properties

A well-presented three-bedroom semi-detached home with a generous garden in the popular market town of Shefford. This attractive property offers excellent potential to extend or reconfigure the existing layout, subject to the necessary planning permissions, making it an ideal choice for growing families. Conveniently positioned within walking distance of local amenities, shops, and highly regarded schools, the property also offers excellent access to transport links, making it ideal for commuters.

- Large family sized garden
- Potential to extend/adapt the current layout STPC
- 18ft kitchen/dining/family room - the heart of the home !
- Contemporary re fitted bathroom suite
- Sought after cul de sac location in the popular market town of Shefford
- Single garage with power and light and lots of off road parking

FIRST FLOOR

Entrance Hall

Stairs rising to first floor. Radiator. Under stairs storage cupboard. Doors into living room and kitchen/dining/family room.

Living Room

13' 11" x 12' 4" (4.24m x 3.76m) Double glazed walk in bay window to front. Radiator. Feature open fireplace with log burning stove.

Kitchen/Dining/Family Room

10' 9" x 7' 10" (3.28m x 2.39m) A range of wall and base units with solid wood work surfaces over. Tiled splash backs. Stainless steel sink/drainer unit with mixer taps over. Built in electric eye level double oven and 5 ring gas hob with stainless steel extractor hood over. Integrated dishwasher. Built in fridge freezer. Radiator. Door into inner lobby. Door into conservatory. Double glazed window to rear.

Conservatory

9' 1" x 8' 8" (2.77m x 2.64m) UPVC conservatory. Double doors into rear garden. Radiator

Inner Lobby

Doors into garage. Wood effect flooring. Barn style door into cloakroom/utility. Part glazed door to rear garden.







Cloakroom/Utility Room

Low level wc. Vanity wash hand basin. Space and plumbing for washing machine and tumble dryer with worksurfaces over. Fully tiled walls. Obscure double gazed window to rear. Heated towel rail.

Landing

Double glazed window to side. Doors into all rooms. Loft access. Loft housing a boiler.

Bedroom One

12' 6" x 12' 3" (3.81m x 3.73m) Master bedroom with double glazed window to front. Radiator. Double built in wardrobe and further fitted wardrobes.

Bedroom Two

12' 6" max x 10' 3" (3.81m max x 3.12m) Double glazed window to rear. Radiator. Recessed shelving.

Bedroom Three

8' 10" x 6' 10" (2.69m x 2.08m) Double glazed window to front. Radiator.

Bathroom

Re fitted contemporary bathroom suite comprising panel enclosed bath. Wash hand basin with vanity unit under. Low level wc. Fully tiled. Radiator. Wood effect flooring. Obscure double glazed window to rear and side.

OUTSIDE

Front Garden

Block paved driveway providing parking for several cars leading to garage. Slate borders. Further paved parking adjacent to the property Part glazed double glazed door through side passage to inner lobby.

Rear Garden

Large raised patio area. Steps down to lawn with flower and shrub borders. Power point. Water tap. Wooden storage shed (to remain).

Garage

Up and over door. Power and light. Side passage from front leading to storage area with door into inner lobby and access to garage.

Agents Notes

The seller advised that they have a certificate of Lawful Use for a Loft Conversion under permitted development. CB/25/02720/LDCP

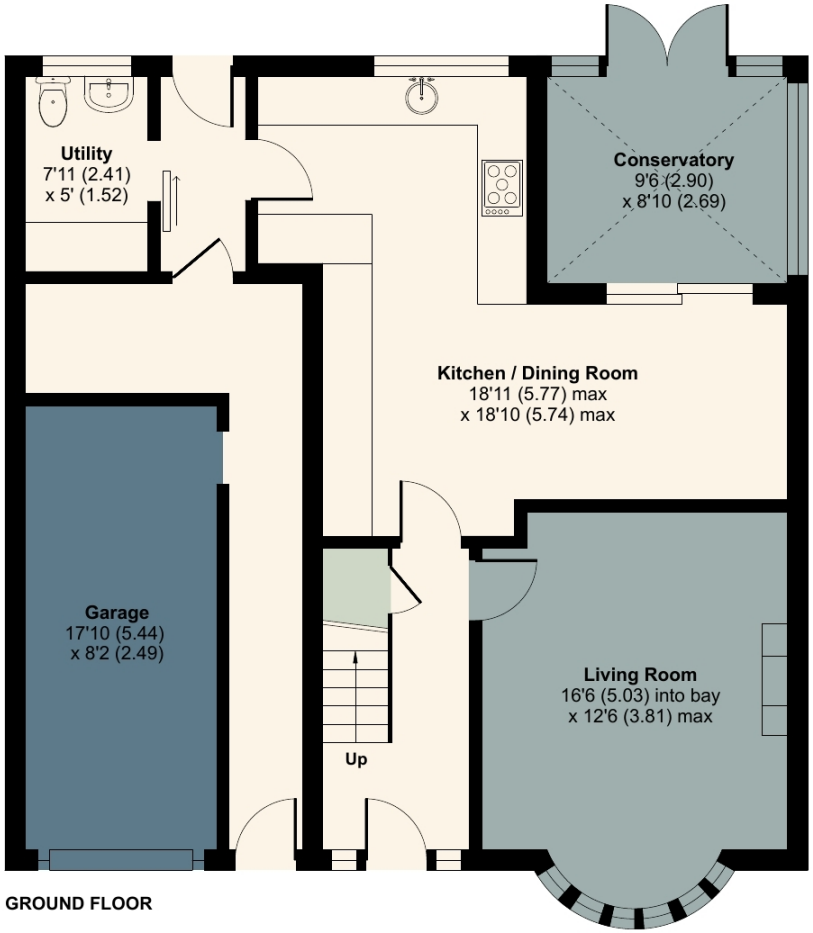
** Prelimenary details not yet approved by the owner **



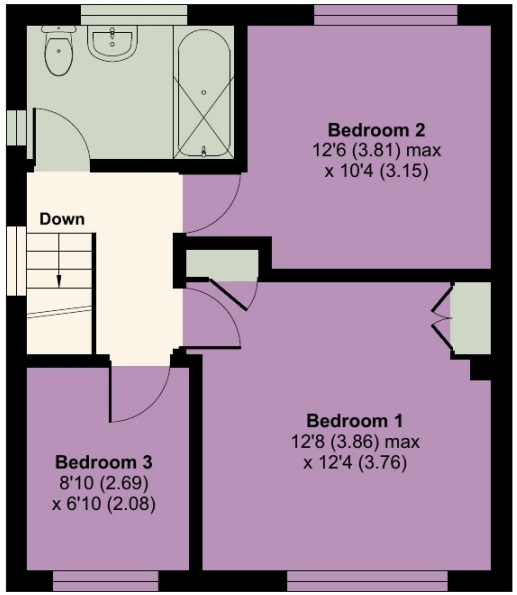




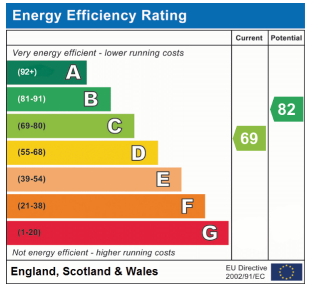
Approximate Area = 1268 sq ft / 117.8 sq m
Garage = 142 sq ft / 13.1 sq m
Total = 1410 sq ft / 131 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Country Properties. REF: 1167195

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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
www.country-properties.co.uk

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