42, Emery Croft

Meppershall,
Bedfordshire, SG17 5ST
£425,000

country properties

A well presented 3 bedroom semi detached home on the popular 'Emery Gardens' development in Meppershall. The property benefits from a driveway and parking for 3 cars and is just a short stroll to village amenities and a short drive to Arlesey Station for fast rail links into the city.

- Chain Free - just move in !
- 10 year NHBC builders warranty from new in 2022
- Stylish kitchen/dining room with french doors opening onto the rear garden
- Useful downstairs cloakroom, family bathroom & en suite
- Two double bedooms
- Ample off road parking & garage
- Pre-school & Primary School within walking distance
- A short stroll to village amenities including public house, post office, bakers, budgens, Community Centre and countryside waks on your doorstep

Entrance Hall

Stairs rising to first floor accommodation. Door into Living room.

Living Room

14' 6" x 12' 3" (4.42m x 3.73m) Double glazed window to front. Radiator. Door into Inner lobby.

Inner Lobby

Door into Cloakroom & Kitchen/Diner. Under stairs storage cupboard. Radiator.

Kitchen/Dining Room

15' 11" x 12' 8" (4.85m x 3.86m) A range of eye & base level units with complementary worksurfaces over. Integrated fridge freezer. Integrated dishwasher. Integrated washing machine. Integrated oven with 4 ring gas hob & stainless steel extractor over. Stainless steel sink & drainer unit. Radiator. Double glazed window to rear. French doors opening onto rear garden.

Cloakroom

Pedestal wash hand basin. WC. Radiator.

First Floor

Landing

Doors to all bedrooms & bathroom. Airing cupboard. Access to loft.

Bedroom 1

15' 10" x 12' 2" (4.83m x 3.71m) Double glazed window to rear. Radiator. Door into En suite

En suite

Three piece suite comprising: Pedestal wash hand basin. WC. Double shower cubicle. Radiator.

Bedroom 2

12' 4" x 8' 8" (3.76m x 2.64m) Double glazed window to front. Radiator.

Bedroom 3

8' 9" x 6' 11" (2.67m x 2.11m) Double glazed window to front. Radiator.

Family Bathroom

Three piece suite comprising: Pedestal wash hand basin, WC. Panel enclosed bath with separate shower. Radiator.

Outside

Rear Garden

Enclosed by timber fencing. Mainly laid to lawn with flower & shrub borders. Paved patio area. Pathway with gated access leading to front aspect. Fully glazed personal door into garage.

Front Garden

Pathway leading to front door. A range of shrub & flower borders. Block paved driveway leading to garage.

Garage

23' 3" x 11' 2" (7.09m x 3.40m) Up & over door (currently in use as a gym, fitted with rubber matting). Power & light. Parking for 2 cars in front of garage plus an additional allocated parking bay to front.

Agents Note

The vendor informs us there is a service charge associated with this property of £200 per quarter of which includes the upkeep of the communal areas, lighting & maintenance of the road.

We advise any buyer to clarify this with their conveyancer.

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 = 1042 sq ft / 96.8 sq m
Garage = 260 sq ft / 24.1 sq m
Total = 1302 sq ft / 120.9 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). ©nichecom 2026. Produced for Country Properties. REF: 1514985

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Viewing by appointment only

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