

48, Harwood Lane

Clifton, Shefford,
SG17 5NW
offers in excess of £475,000

country properties

The Abbey, built by Mulberry Homes is a stylish three bedroom, detached home with a garage, on the popular Clifton Gardens development. The property is ideally positioned to walk into both Henlow & Clifton village as well as being well-connected for commuters, with Arlesey train station providing regular fast services to London and Peterborough.

- Immaculately presented - just move in !
- NHBC 10 year builders guarantee from 2023
- 4 piece family bathroom, en suite & cloakroom
- Lanscaped rear garden with patio with glass veranda and well stocked planting
- Garage and off road parking for 2 cars with further visitor parking bays available
- Direct access to countryside walks - perfect for walking the dog !

Ground Floor

Entrance Hall

Tiled flooring. Radiator. Door leading to Living room, Kitchen/Diner, Cloakroom. Stairs rising to first floor

Living Room

Radiator. Double glazed window to front.

Kitchen/Dining Room

18' 2" x 11' 3" (5.54m x 3.43m) A range of eye & base level units with complementary worksurfaces over and seating. Peninsular island with complementary work surface over & seating. Integral fridge/freezer. Integral dishwasher. Space for washing machine. Bosch eye level oven/grill, 4 ring gas hob with stainless steel extractor over. Radiator. Tiled flooring. Under stair storage cupboard. Double glazed window to rear. French doors opening onto rear garden.

Cloakroom

Oak shelf mounted with wash hand basin, WC. Tiled flooring. Radiator. Double glazed window to front.

First Floor

Landing

Airing cupboard. Access to loft. Doors to all rooms.







Bedroom 1

12' 10" x 11' 11" (3.91m x 3.63m) Double glazed window to front. Built in wardrobe. Radiator. Door to en-suite.

En-suite

Double glazed obscure window to front. 3 piece suite comprising separate shower cubicle, WC and pedestal wash hand basin. Heated towel rail.

Bedroom 2

11' 3" x 10' 3" (3.43m x 3.12m) Radiator. Double glazed window to rear.

Bedroom 3

8' 6" x 7' 1" (2.59m x 2.16m) Double glazed window to rear. Radiator.

Family Bathroom

Four piece suite comprising: Separate shower cubicle, panel enclosed bath, WC, wash hand basin. Heated towel rail. Obscure double glazed window to side.

Front Garden

Pathway leading to front door. Mainly laid to lawn with shrub borders. Driveway providing off road parking for 2 cars leading to single garage. Additional visitor parking bays available.

Rear Garden

Mainly laid to lawn with mature shrub and tree borders. Paved patio area covered with glass canopy. Further paved patio area. Gated access to side driveway.

Garage

20' 4" x 10' 4" (6.20m x 3.15m) Up and over door. Power and light.

Agents Note

The seller advises that the service charge is approximately £260 per annum, payable in two six-monthly instalments. We recommend that any prospective purchaser verifies this information with their legal representative prior to the exchange of contracts.

For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: enquiries @mortgagevision.co.uk

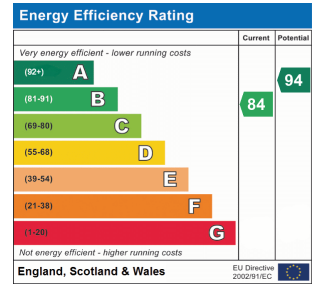
PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES

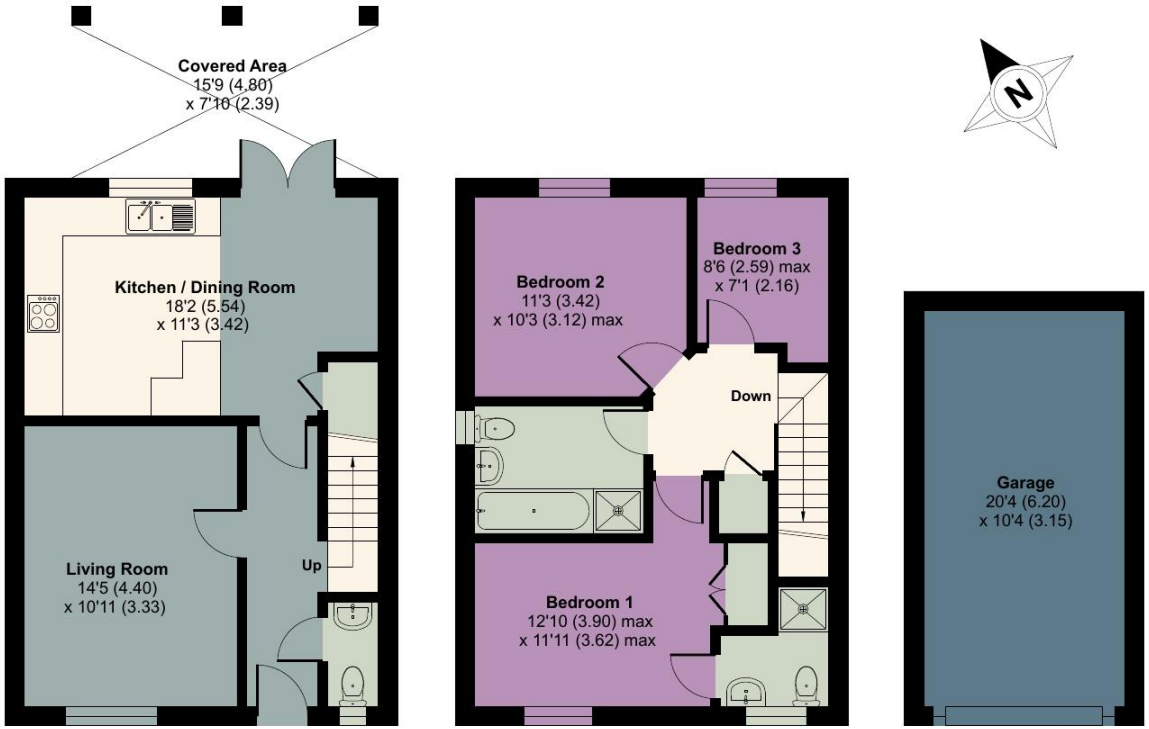






Approximate Area = 953 sq ft / 88.5 sq m (excludes covered area)
Garage = 210 sq ft / 19.5 sq m
Total = 1163 sq ft / 108 sq m
For identification only - Not to scale





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: 1540541

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

Country Properties | 46-48, High Street | SG17 5DG
T: 01462 811822 | E: shefford@country-properties.co.uk
www.country-properties.co.uk

country properties