



# GREENDOOR PROPERTY



## 18 Ashdown Road , Shefford, SG17 5AR

Offered with a complete chain is this beautifully presented semi detached house nestled in a cul de sac on Ashdown Road. The property offers a delightful blend of comfort and modern living. With a well-designed space, this property features three inviting bedrooms, making it an ideal home for families or those seeking extra room for guests.

Upon entering, you are welcomed into an entrance hallway which leads into a large modern kitchen breakfast room, which is a standout feature, complete with integrated appliances. The kitchen seamlessly flows into an additional room that can be tailored to your needs, whether as a dining room, snug, or study, complete with patio doors leading into the garden. This versatile layout ensures that every corner of the home is utilised to its fullest potential. Upstairs are three bedrooms, 2 doubles and 1 single and a modern refitted bathroom.

The house has been thoughtfully updated, including air conditioning in both the master bedroom and lounge, ensuring comfort throughout the seasons. The garage has been cleverly converted, offering half as a utility room (with space for a washing machine and tumble dryer) and the other half for storage, providing practical solutions for everyday living.

Outside, the property boasts off-road parking, a valuable asset in this desirable area. The lovely garden offers a tranquil space for outdoor enjoyment, perfect for gardening enthusiasts or simply unwinding in the

**Guide price £425,000**

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- Offered with a complete chain
- Extra reception room which could be used as a dining room/snug/office
- Garden with patio and shed
- Beautifully presented three bedroom house
- Converted garage, half used as a utility room and half as storage
- Gas central heating and double glazed throughout
- Large modern kitchen breakfast room with built in appliances
- Air conditioning to the lounge and master bedroom
- Off Road parking

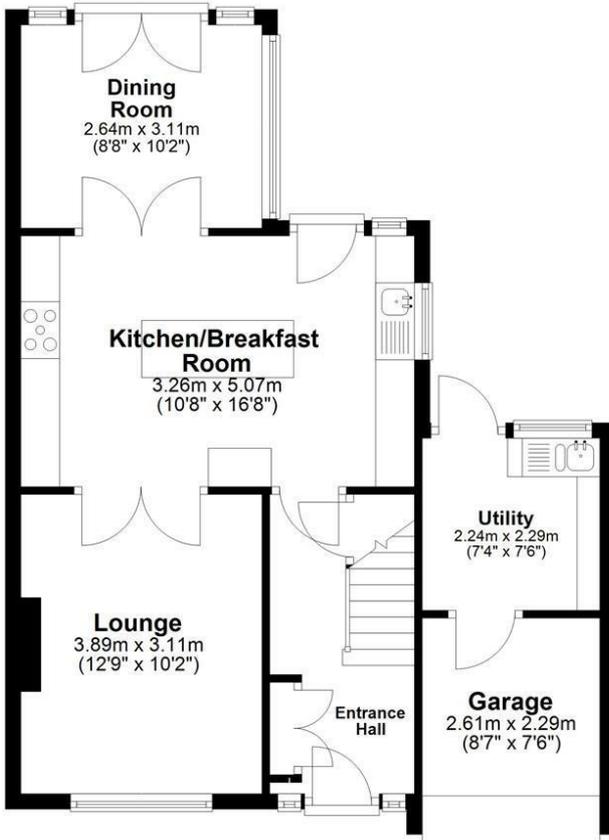


[Directions](#)

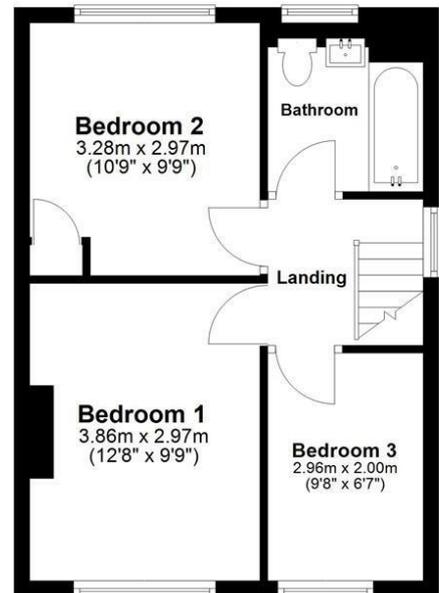


# Floor Plan

## Ground Floor



## First Floor



Total area: approx. 93.8 sq. metres (1010.0 sq. feet)

Floor Plan measurements are approximate & for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warrant or representation as to the accuracy and completeness of the floor plan.  
Plan produced using PlanUp.

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-91)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-91)	A		
(81-91)	B		
(69-80)	C		
(57-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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