

24 Montgomery Avenue, Shefford, SG17 5UA

Guide price £600,000

Guide Price £600,000 to £610,000.

Located in Shefford is this detached, four/five bedroom family home, with off road parking and a double garage.

Step inside a welcoming entrance hall leading through to a bright and airy lounge, flooded with natural light from a large box bay window. At the heart of the room is an impressive media wall, featuring shelving for books and cherished photographs, along with useful cupboard storage. A feature fireplace with ambient lighting adds a calm and cosy atmosphere. The dining room follows, providing an excellent space for entertaining family and friends.

Leading off the dining area is a contemporary kitchen offering generous space for cooking, baking and food preparation. Stylish black cabinetry and complementary wooden worktops incorporate an

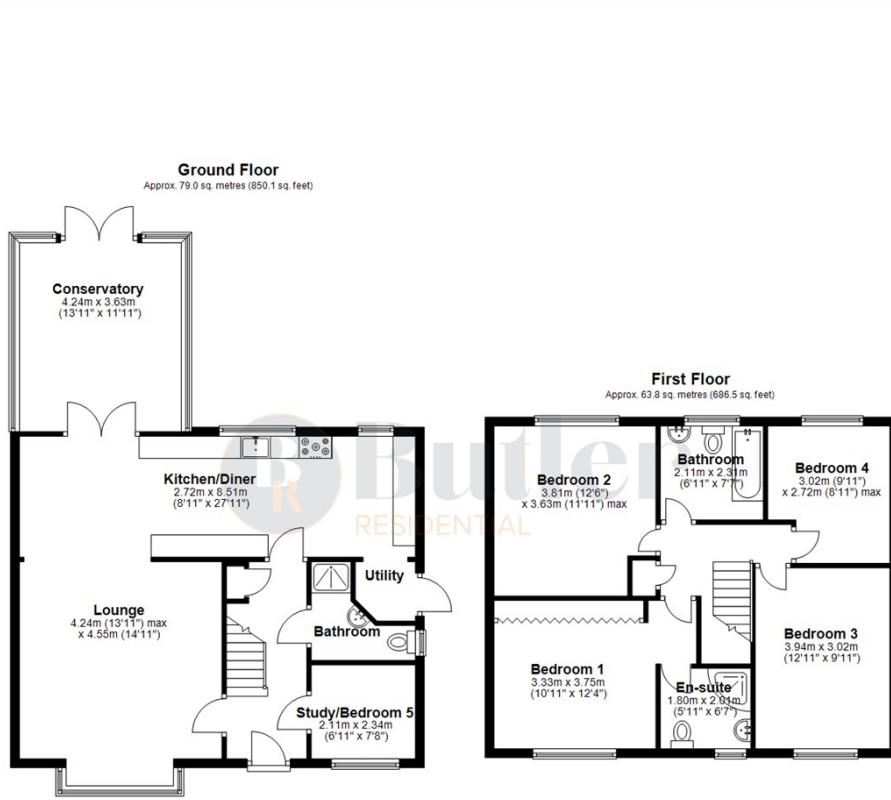
The Garden

Outside is a generous garden split into two areas. There is a large patio with sleeper steps leading up to a lawn, bordered with mature shrubs. To the side, an additional lawn and gravel patio provide space for garden furniture, great when hosting in the summer months. Access is available to the double garage as well as the driveway which can fit up to six cars.

What's In The Area

Shefford is a well-connected market town offering a welcoming community feel and a good range of everyday amenities. The town centre provides local shops, cafés and supermarket, while well-regarded schools cater for all ages. Surrounded by attractive countryside, Shefford is ideal for those who enjoy outdoor walks and a quieter pace of life. Excellent transport links are available via nearby Arlesey Station, with direct rail services into London's Kings Cross/St Pancras, as well as easy access to the A1M for commuters.

Floor Plan



Total area: approx. 142.8 sq. metres (1536.6 sq. feet)

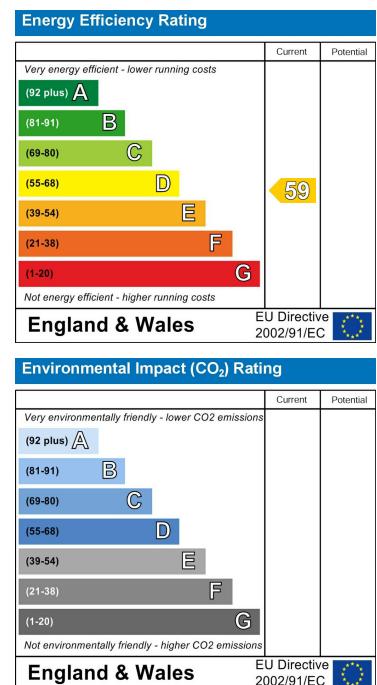
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or representation. The floor plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Address: Suite 2, First Floor, Unit B, Balbir House Norton Green Road, Stevenage, SG1 2LP

Tel: 01438 584400

Email: hello@butlerresidential.co.uk