



HARVEY ROBINSON

Guide Price

£385,000

Herberts Meadow

Clifton, SG17 5FU



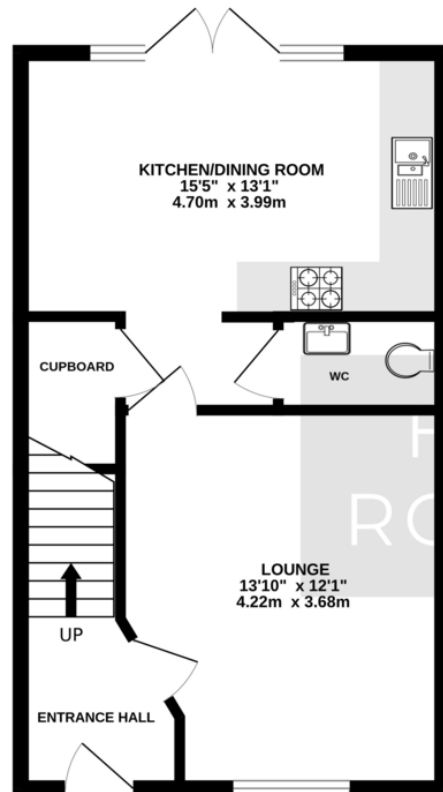
We are delighted to offer for sale this beautifully presented three-bedroom semi-detached family home, located in the highly sought-after and picturesque village of Clifton. Built in 2016 by Taylor Wimpey to their popular 'Gosford' design, the property has been maintained to an exceptional standard and offers well-balanced living space ideal for modern family life. The ground floor comprises a welcoming entrance hall, a convenient cloakroom, a spacious lounge, and a stylish kitchen/dining room. The kitchen comes fully equipped with integrated appliances, including a fridge/freezer, washing machine, and dishwasher-making it both practical and perfect for entertaining. Upstairs, there are three well-proportioned bedrooms. The main bedroom features an en-suite shower room and built-in wardrobes, while the second bedroom also benefits from fitted storage. A modern family bathroom serves the remaining rooms, completing the first-floor accommodation. Outside, the garden has been thoughtfully landscaped with a well-maintained lawn, paved patio areas ideal for al fresco dining, and raised flower beds that add a touch of colour and charm. To the front, there is ample off-road parking for multiple vehicles, along with a carport for added convenience. Early viewing is highly recommended and can be arranged through our Biggleswade estate agent office. Clifton is a picturesque village in the Bedfordshire countryside that offers a perfect balance of rural charm and everyday convenience. With a welcoming community atmosphere, it provides a range of local amenities including a convenience store, a traditional butcher, a well-regarded primary school, and several play parks-making it an ideal setting for families. Surrounded by open green spaces and countryside walks, it appeals to those seeking a peaceful lifestyle without sacrificing accessibility. Just under two miles away, Arlesey train station offers direct services to London Kings Cross in around 40 minutes, making the village a practical choice for commuters. The nearby town of Shefford adds to the appeal with a variety of shops, restaurants, and leisure facilities, ensuring everything you need is within easy reach.



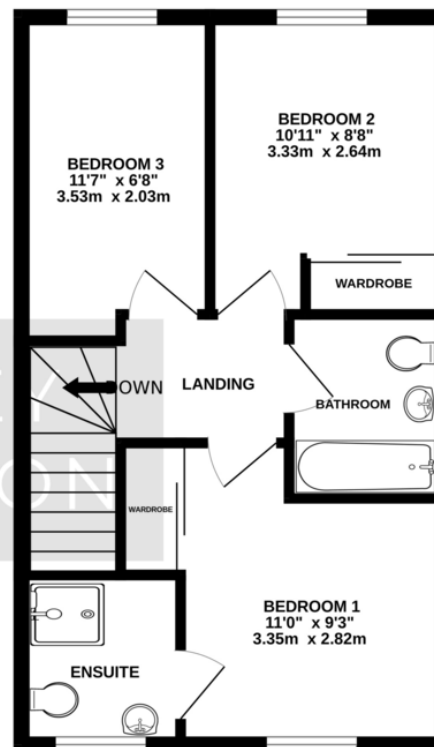




GROUND FLOOR  
412 sq.ft. (38.3 sq.m.) approx.



1ST FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 821 sq.ft. (76.3 sq.m.) approx.  
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## FAQs

Tenure: Freehold  
Property Built: 2016  
Council Tax Band: C  
Rear Garden Aspect: North  
Primary School Catchment: Clifton All Saints Academy  
Secondary School Catchment: Samuel Whitbread  
Loft: Part boarded  
What3Words Location:///threaded.visitor.strange  
EPC Rating: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	84	
(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
WWW.EPC4U.COM		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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### OFFICE ADDRESS

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### CONTACT

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