



54, Drove Road

Biggleswade,
Bedfordshire, SG18 8HD

Freehold - OIEO £475,000

country
properties

A beautifully presented, particularly spacious and extended four bedroom Edwardian semi-detached family home located in central Biggleswade. Originally dating back to 1902, this fantastic property offers an array of character features with exposed timber flooring, high ceilings, a stained glass window and ornate fireplaces. Alongside three reception rooms on the ground floor, there are four bedrooms on the first including three true doubles and externally the property boasts an approximate 70ft rear garden. This wonderful home must be viewed in person to be fully appreciated!

- Beautifully presented family home
- Three true double bedrooms
- Two reception rooms and a garden room overlooking the rear garden
- Utility room and downstairs cloakroom
- Character and charm with original features
- Approximately 70ft rear garden
- Prime location situated within easy walking distance of the Town Centre, Train Station and local schools
- Council Tax Band D
- EPC Rating D

Accommodation

Entrance Hall

Radiator. Stairs to the first floor. Under stairs storage cupboard. Doors to:

Lounge

14' 5" into bay x 13' 5" (4.39m x 4.09m)
Radiator. Bay window to front aspect. Wood burner in fireplace with cast iron surround.

Kitchen

18' 4" x 8' 6" (5.59m x 2.59m)
Radiator. Three windows to side aspect. Range of wall mounted and base level units with work surface over. Inset sink with drainer. Integral double oven and grill. Induction hob with extractor over. Dishwasher. Fridge/freezer. Doors to dining room and utility room.

Dining Room

10' 5" x 12' 0" (3.17m x 3.66m)
Radiator. Fireplace housing wood burner. French doors to Garden Room.

Garden Room

20' 7" x 9' 6" (6.27m x 2.90m)
Radiator. French doors to rear garden.

Utility Room

10' 2" (max) x 8' 4" (3.10m x 2.54m)
Radiator. External door to side aspect. Space for a large American style fridge/freezer. Wall mounted boiler. Work surface with inset sink and drainer. Space for a washing machine under counter. Space for a tumble dryer. Door to:



Cloakroom

Window to rear aspect. Window to side aspect. WC.

First Floor

Landing

Stained glass window to side aspect. Loft hatch. Doors to:

Bedroom One

13' 5" x 12' 0" (4.09m x 3.66m)

Two windows to front aspect. Radiator. Feature fireplace.

Bedroom Two

12' 0" x 10' 4" (3.66m x 3.15m)

Window to rear aspect. Radiator. Feature fireplace.

Bedroom Three

9' 4" x 8' 6" (2.84m x 2.59m)

Window to rear aspect. Radiator.

Bedroom Four

6' 0" x 6' 6" (1.83m x 1.98m)

Window to front aspect. Radiator.

Family Bathroom

Window to side aspect. Radiator. Bath with shower over and screen. WC. Wash hand basin.

External

Front

Driveway providing off road parking for 3 cars. Gated access to side and rear.

Rear Garden

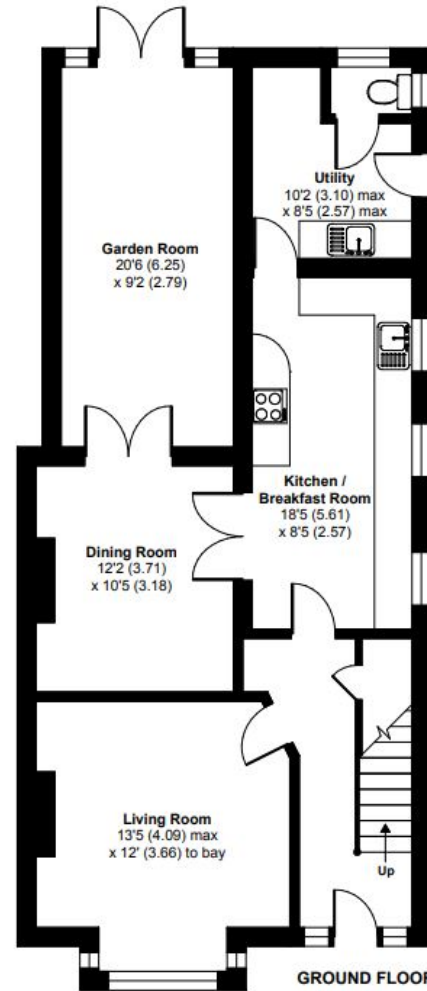
Approximately 70ft rear garden laid to lawn with established beds and borders. Patio seating area at head of garden and a further patio seating area at rear ideal for entertaining and alfresco dining. Timber storage shed, gated access at side to front.



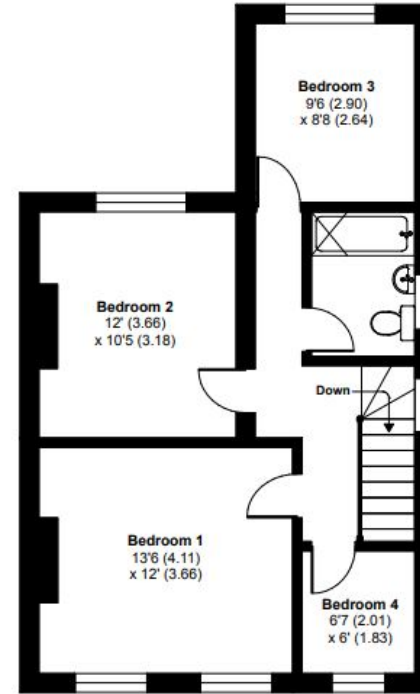


Approximate Area = 1476 sq ft / 137.1 sq m

For identification only - Not to scale



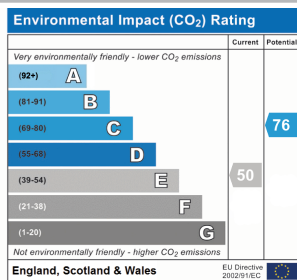
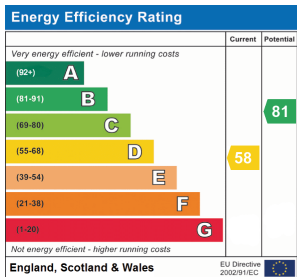
GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rlichecom 2023. Produced for Country Properties. REF: 1061602



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

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