

35, High Street  
Broom,  
Bedfordshire, SG18 9NA  
£775,000



COUNTRY PROPERTIES  
PART OF HUNTERS

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](http://www.country-properties.co.uk)

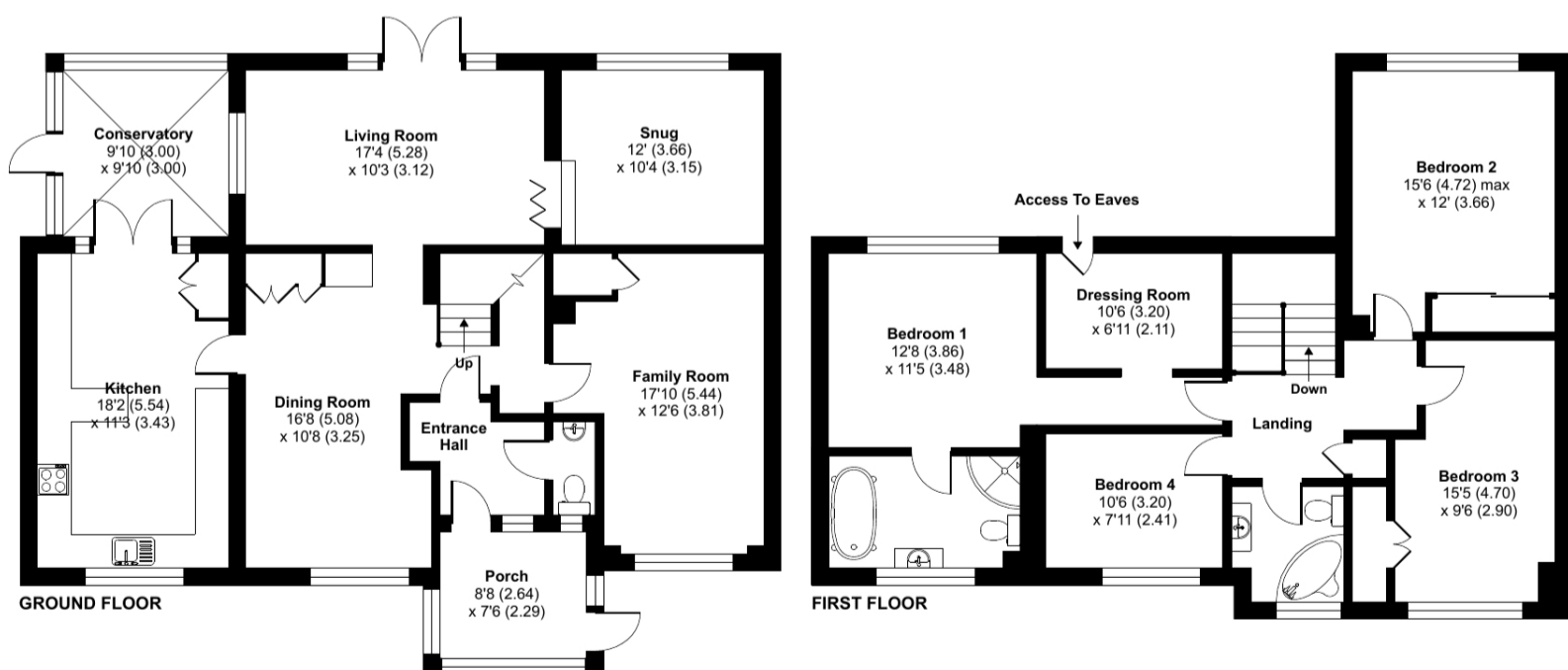
COUNTRY PROPERTIES  
PART OF HUNTERS

Situated in the highly sought after village of Broom this spacious, well presented 4 bedroom detached home occupies a generous plot with over 2,200 sq feet of flexible accommodation. The property has farmland views to the rear and is a short drive to nearby Biggleswade with trail links into London.

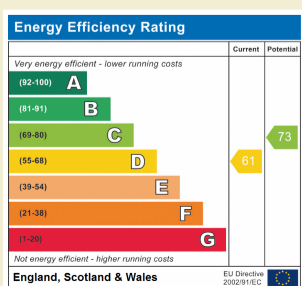


- Occupying a generous plot with mature front garden and off road parking for several cars
- Solar panels and ground source heat pump
- Scope and potential to extend and change the layout subject to planning permission
- Just a short drive to Biggleswade for rail links into the city
- Bedroom 1 with en suite and dressing room
- Overlooking farmland to rear
- Sought after village location with traditional pub and farm shop/butchers
- Versatile accommodation with four reception rooms

Approximate Area = 2256 sq ft / 209.5 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcheom 2023. Produced for Country Properties. REF: 939989



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.



## Rear Garden

Stunning views overlooking open farmland. Garden is laid mainly to lawn with large paved patio area, further raised decked patio and brick enclosed raised flower/shrub borders. Pathway leading to rear of garden. Walnut tree with preservation order. Timber shed to remain. Vegetable plot with enclosed raised beds. Power points and security lights.

## Garage

One & half length with remote control roller door to front and power/light connected. Window to side and double glazed window to rear with personal door to the rear garden.

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

## GROUND FLOOR

### Entrance Porch

Double glazed construction with door opening into:

### Entrance Hall

Karndean flooring. Radiator. Storage cupboard. Door into cloakroom.

### Cloakroom

Suite comprising low level flush wc and vanity wash hand basin with tiled splashback. Chrome heated towel rail. Ceramic tiled flooring. Double glazed window to front.

### Dining Room

16' 8" x 10' 8" (5.08m x 3.25m) Double glazed window to front. Karndean accommodation. Steps up to living room. Door into kitchen.

### Inner Lobby

Karndean flooring. Door into:

### Family Room

17' 10" x 12' 6" (5.44m x 3.81m) Double glazed window to front. Ceramic tiled flooring with underfloor heating. Large storage cupboard.

### Living Room

17' 4" x 10' 3" (5.28m x 3.12m) Dual aspect with double glazed window to side and double glazed french doors with sidelights opening onto the rear garden. Radiator. Inset wood burning stove with stone chimney breast and tiled hearth. Steps leading down to:

### Snug

12' 0" x 10' 4" (3.66m x 3.15m) Double glazed window to rear. Karndean flooring with underfloor heating.



### Kitchen

18' 2" x 11' 3" (5.54m x 3.43m) A range of wall and base high gloss units with worksurfaces over. Inset stainless steel one & half bowl sink with drainer and swan neck mixer tap over. Fitted electric eye level double oven. Electric hob with glass splashback and stainless steel extractor over. Integrated microwave. Space for full height fridge and freezer. Space and plumbing for dishwasher and washing machine. Ceramic tiled flooring. Double glazed french doors opening into the conservatory.

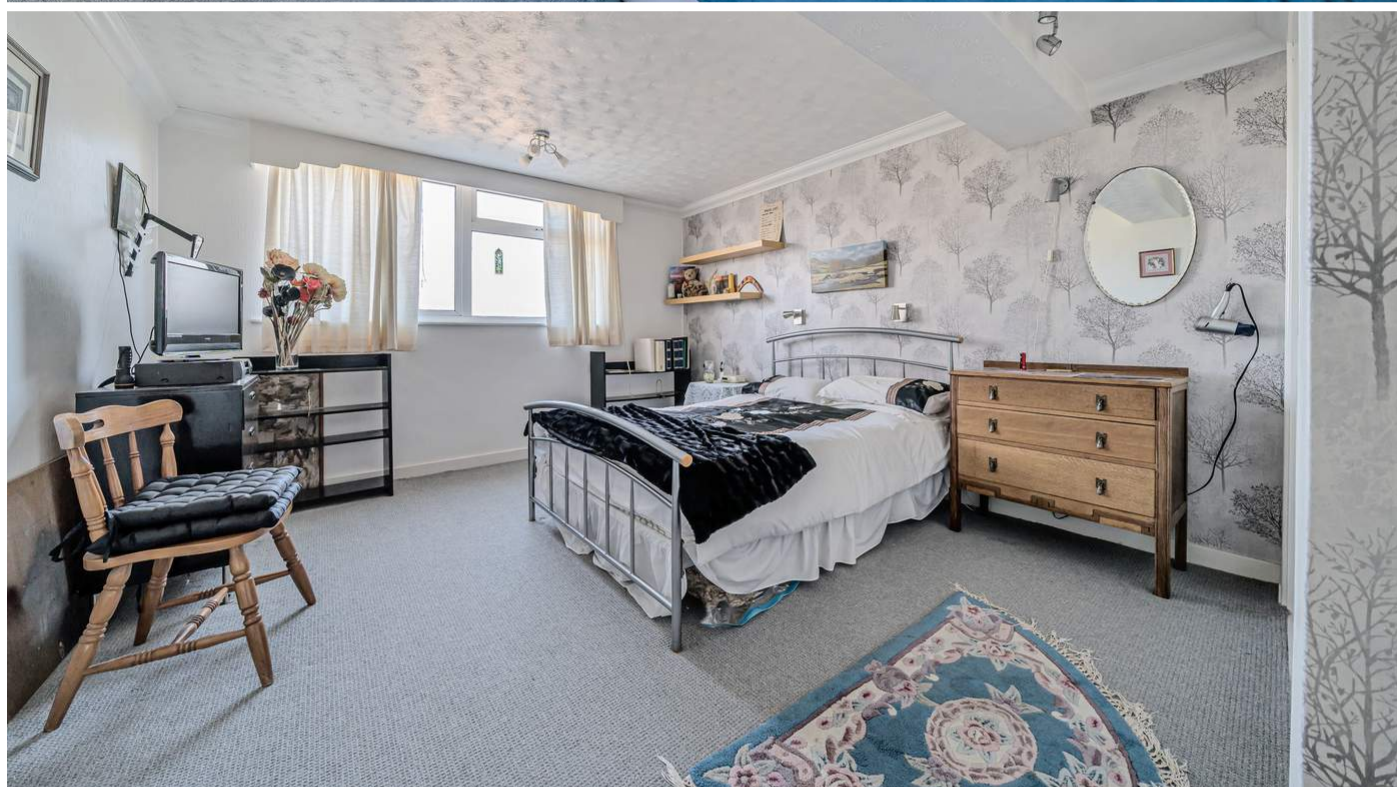
### Conservatory

9' 10" x 9' 10" (3.00m x 3.00m) UPVc double glazed construction with door opening onto the rear garden.

### FIRST FLOOR

#### Landing

Access to partially boarded loft space with light. Storage cupboard with shelving. Radiator. Doors into all rooms.



### Bedroom 2

15' 6" (max) x 12' 0" (4.72m x 3.66m) Double glazed window to rear. Radiator. Fitted double wardrobe.

### Bedroom 3

15' 5" x 9' 6" (4.70m x 2.90m) Double glazed window to front. Fitted double wardrobe. Radiator.

### Bedroom 4

10' 6" x 7' 11" (3.20m x 2.41m) Double glazed window to front. Radiator.

### Bathroom

Suite comprising corner bath with mains shower and folding glass side screen, low level wc and vanity wash hand basin. Fully tiled walls and ceramic tiled flooring. Heated towel rail. Obscure double glazed window to front.

### Bedroom 1

12' 8" x 11' 5" (3.86m x 3.48m) Double glazed window to rear overlooking open farmland. Two radiators. Door to dressing room and en-suite.

### Dressing Room

10' 6" x 6' 11" (3.20m x 2.11m) Fitted hanging rails with drawer and storage cupboards. Eaves storage cupboard. Door into:

### En-Suite Bathroom

Suite comprising claw foot roll top bath, shower cubicle, vanity wash hand basin and low level flush wc. Chrome heated towel rail. Partially tiled walls and slate effect tiled flooring. Obscure double glazed window to front.

### OUTSIDE

#### Front Garden

Large frontage laid mainly to lawn with mature, well stocked flower/shrub borders. Paved driveway providing off road parking for several cars.

