



Presland Drive, Biggleswade, Bedfordshire. SG18 0FU





4 Bedroom End of Terrace House

£450,000 Freehold

Approximatley 1,300 SQ.FT. This fantastic four double bedroom family home offers off road parking for Three cars, two bathrooms and a private rear garden.

Viewing advised!

- Approximatley 1,300 SQ.FT
- Four double bedrooms
- End of terrace
- East facing garden
- Two bathrooms
- Modern kitchen
- Off road parking
- Viewing advised
- Service charge approx. £200pa
- EPC rating B. Council tax band E

Ground Floor**Living Room:**

Abt. 10' 8" x 15' 9" (3.25m x 4.80m) An incredibly light dual aspect room with feature bay window to side aspect and window to front aspect. Carpet flooring.

Kitchen/Dining Room:

Abt. 13' 9" x 15' 9" (4.19m x 4.80m) Modern white gloss kitchen with a range of wall and base units and laminate worksurfaces. Composite sink and drainer with mixer tap. Four-ring gas hob and electric oven. Undercounter space currently housing a washing machine and tumble dryer. Space for free standing fridge/freezer. French doors leading out onto the garden. LVT wood effect flooring.

WC:

Located on the ground floor off of the hallway comprising of a low-level WC and wash hand basin. Access to understairs storage cupboard. Continued LVT wood effect flooring.

First Floor**Bedroom One:**

Abt. 9' 9" x 15' 9" (2.97m x 4.80m) A dual aspect double bedroom with windows to the front and side aspect. Carpet flooring.

Bedroom Two:

Abt. 10' 7" x 15' 9" (3.23m x 4.80m) A dual aspect double bedroom with windows to the front and side aspect. Carpet flooring.

Bathroom:

Four piece bathroom suite comprising of a panelled bath, low level WC, wash hand basin and double width shower cubicle. Fully tiled shower and half wall tiling to all walls. Tiled flooring. Obscured glazed window to front aspect.

Second Floor**Bedroom Three:**

Abt. 9' 9" x 15' 9" (2.97m x 4.80m) Another dual aspect double bedroom with windows to the front and side aspect. Carpet flooring.

Bedroom Four:

Abt. 10' 7" x 15' 9" (3.23m x 4.80m) Another dual aspect double bedroom with windows to the front and side aspect. Carpet flooring.

Bathroom:

Three-piece suite comprising of a panelled bath with handheld shower attachment, low level WC and wash hand basin. Half wall tiling. Tiled flooring.

External**Outside:**

The garden is relatively low maintenance with patio, decking and gravel areas. Established cherry tree. Storage shed will remain. Gate leading to front of property. Two parking spaces are available to the front of the property and there is also an additional allocated parking space to the rear.

About The Area:

This beautiful home is located on the St Andrews development which is extremely popular due to its more open feel with multiple park areas and countryside beyond. The local 'Edward Peake' School and 'The Kings Reach' pub are both situated within a five-minute walk.

There are a wide range of countryside walks within strolling distance, you can wander across 'The Common' which links up to the RSPB nature reserve in Sandy which is approximately a two-mile walk across the open countryside.

Biggleswade offers a wide range of public houses, restaurants and shops including a large retail park with high street stores such as Next, Marks & Spencer and B&Q. Biggleswade's mainline train station offers

fast trains to London Kings Cross in a journey time of approximately 30 minutes and the A1(M) is easily accessible.

Agents Note:

Draft particulars yet to be approved by vendor and maybe subject to change.

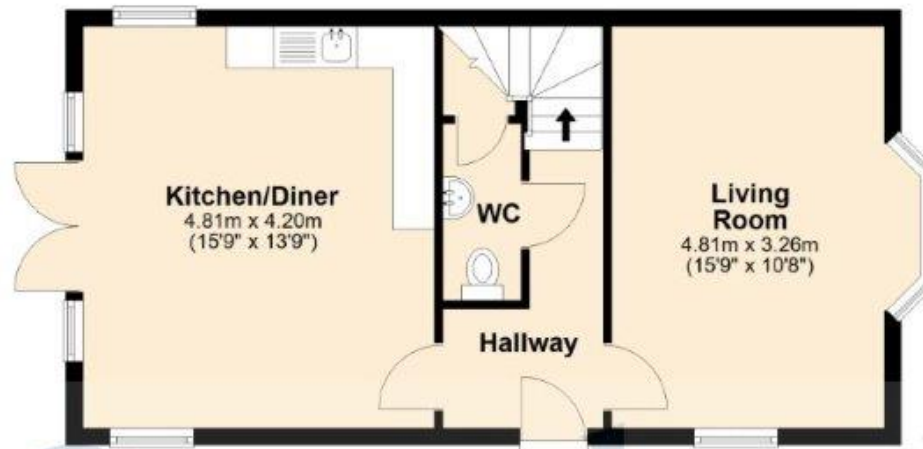




These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.



Ground Floor



First Floor



Second Floor



For illustration purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.
Plan produced using PlanUp.