



Holbrook Grove

Biggleswade,
Bedfordshire, SG18 8UG
Freehold - OIEO £650,000

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This stunningly presented four bedroom detached family home has been thoroughly renovated by its' current occupiers to immaculate specification, and is situated within the popular King's Reach estate in Biggleswade, Bedfordshire. With off-road parking, and an additional multi-functional garden room, this property is truly a must see.

Upon entry, the tiled ground floor hallway leads to a spacious living room with dual-aspect windows and French doors leading out to the garden, a conveniently situated dining room, W.C, and generous under stairs storage cupboard. The eat-in family kitchen is filled with natural light, and features granite worktops, a storage island, induction hob, double oven, integrated dishwasher, ample cupboard space and work surfaces, and French doors leading out to the garden. On the first floor, the corridor leads to a generously sized master bedroom which features dual-aspect windows, built-in wardrobes, and an en-suite with W.C, walk-in shower and wash hand basin. Furthermore, the corridor leads to a spacious storage cupboard, and three further well-sized bedrooms, of which the second features dual-aspect windows and built in storage. The third bedroom also features dual-aspect windows, and the fourth includes generous built-in storage. A bright family bathroom with shower over bath, W.C and wash hand basin concludes the upstairs space. Externally, the South-West facing garden is accessed via French doors from both the kitchen and living room, and is mostly laid to lawn with an additional patio area for entertaining in the summer months. A multi-functional garden room with power has been added by the owners, and currently is used as an additional reception space. To the side of the property, there is a carport with off-road parking for two cars, and unallocated visitor parking.

LOCATION

Biggleswade Town Centre is steeped with history, and is up & coming with all your amenities and a retail park. It also has great commuting links into London Kings Cross via train, good schooling and local cafes, restaurants and bars and has easy access directly onto the A1M and commutable links to the M1 and M11, and also within 15 miles of London Luton Airport.

- Four bedrooms – ensuite to master
- Multifunctional garden room
- Council Tax Band F / EPC TBC
- Reception room and dining room
- Eat-in fitted kitchen
- Immaculate condition throughout









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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