



Sandbrook House, Saffron Road

Biggleswade,
Bedfordshire, SG18 8DJ
Freehold - OIEO £475,000

country
properties

A fabulous opportunity for those who prefer something less ordinary. A unique, detached, two/three bedroom bungalow situated in the heart of Biggleswade town centre close to the train station and shops. Architecturally designed for the original owner the accommodation is based around a large central reception room with split level areas. This property really must be seen to be appreciated.

- Detached bungalow
- Superb town centre location
- Easy access to train station and local amenities
- two/three double bedrooms
- Large two tiered lounge
- Double length garage with two driveways
- Gas warm air central heating via skirting radiators
- Council Tax band E
- EPC rating D

Accommodation

Reception Hallway

Open plan with parquet flooring and wooden panelling to walls, wrought iron balustrade with steps down into large reception room, cloakroom cupboard.

Lounge

Double opening doors onto patio, window to side aspect, steps up to seating area with bay window to front aspect, open fireplace with stone feature surround.

Dining Room

Sliding patio doors to rear, wooden panelling to walls, parquet flooring.

Kitchen

Mid wall and base level units with work surface over, radiator, window to side aspect overlooking kitchen garden. Integrated mid wall height electric oven and hob with extractor over, integrated fridge freezer and dishwasher.

Conservatory

Brick base with door to rear garden and door to kitchen garden.



Bedroom One

Bay window to front aspect, built-in wardrobe.

Bedroom Two

Window to rear aspect, built-in wardrobe.

Reception/Study

Window to rear aspect.

Wet Room

Window to rear aspect, low level W.C, wash hand basin with vanity unit below, shower, heated towel rail, cupboard housing hot water tank.

External

Front

Block paved driveway with parking for 1 car. Steps to front door with lawn, plants and shrubs to borders.

Garage

Double wooden doors to front, power and light. Tandem length with parking for 1 car to front. Door to rear garden, wall mounted gas boiler.

Kitchen Garden

Walled garden to side aspect with door to front. Rockery stocked with bulbs and shrubs, outside tap.

Rear Garden

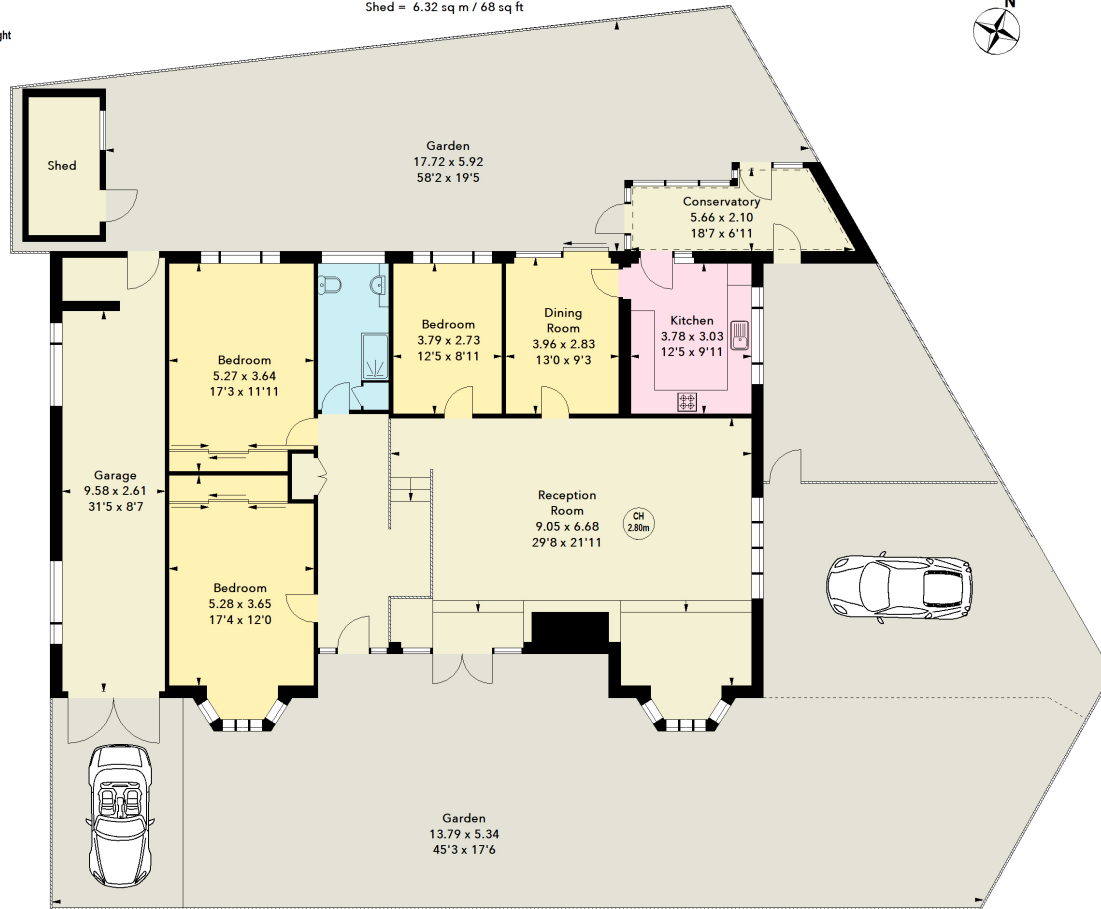
Small lawn area with various flowers and firs, small patio area, timber workshop, door to garage.





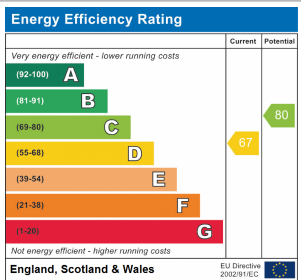
Sandbrook House,
Saffron Road, SG18
Approximate Area = 191.75 sq m / 2063 sq ft
(Including Garage & Ecluding Shed)
Garage = 28.43 sq m / 306 sq ft
Shed = 6.32 sq m / 68 sq ft

Key :
CH - Ceiling Height



Ground Floor

Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.
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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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