



78, London Road

Biggleswade,
Bedfordshire, SG18 8EB
£625,000

COUNTRY PROPERTIES
PART OF HUNTERS

A beautifully presented and particularly characterful 4 bedroom semi-detached family home located on the ever sought after London Road in central Biggleswade. Originally constructed in 1925 but benefitting from a recent full refurbishment and double storey extension to the rear this fabulous property is sure to impress with modern décor, double glazed windows, integral appliances and spacious accommodation throughout, yet retaining much of its original character with features such as high coved ceilings, fireplaces and bay windows. Externally the property offers off road parking for 3-4 cars comfortably, a single garage, utility room, external WC and an approx. 65ft rear garden laid predominantly to lawn with patio & play areas as well as timber storage sheds. A fantastic home that must be viewed in person to be fully appreciated. Council Tax Band D.

- Beautifully presented with character features throughout.
- Recently refurbished and significantly extended
- 4 Bedrooms (3 true doubles)
- Approx. 65Ft rear garden and garage
- Spacious accommodation
- CHAIN FREE

Entrance Hall

Radiator. Stairs to first floor. External door to side. Under stairs storage cupboard with window to side aspect. Doors to:

Shower Room

Window to side aspect. Radiator. WC. Wash hand basin. Shower cubicle.

Lounge

13' 6" (into bay) x 11' 2" (4.11m x 3.40m). Bay window to front aspect. Radiator. Brick fireplace with wood burner, built in alcove cupboards, Karndean parquet flooring and plantation shutters.

Kitchen/Diner

21' 6" x 18' 3" (6.55m x 5.56m) Two windows to rear aspect. Two velux windows to rear aspect. Range of wall mounted and base level units with work surface over. Breakfast bar. Inset butler sink. Integral double oven/grill, microwave/combo oven and dishwasher. Gas hob with extractor over. Integral double fridge freezers. Opening to dining/play area with French doors to rear garden.

First Floor

Landing

Window to side aspect with plantation shutters. Loft hatch. Radiator. Doors to:

Bedroom one

13' 8" (into bay) x 11' 1" (4.17m x 3.38m) Bay window to front aspect with plantation shutters. Radiator. Feature fireplace.



Bedroom two

12' 1" x 9' 2" (3.68m x 2.79m) Two windows to rear aspect. Triple wardrobe. Radiator.

Bedroom three

11' 5" x 9' 3" (3.48m x 2.82m) Radiator. Window to rear aspect. Feature fireplace.

Bedroom four

5' 6" x 6' 4" (1.68m x 1.93m) Window to front aspect with plantation shutters. Radiator.

Bathroom

Window to side aspect with plantation shutters. Radiator. Roll top bath with shower attachment. WC. Wash hand basin.

External

Front

Blocked paved and shingle drive way providing off road parking for 3-4 cars. Gated access to rear at side.

Garage

Single garage with double doors. Light power. Door to external utility room at rear.

External Utility/Laundry Room & WC

10' 5" x 7' 5" (3.17m x 2.26m) Window to side aspect. Radiator. Range of wall mounted and base level units with work surface over. Inset sink and drainer. Space for washing machine, tumble dryer. Airing cupboard. Wall mounted gas boiler. Internal door to garage. External WC and wash hand basin to rear.

Rear Garden

Patio seating area at head of garden leading to lawn approx. 65ft in length with established beds and borders. Play area at rear with bark chippings. Two timber storage sheds. Two raised vegetable patches. Gated access at side to front.

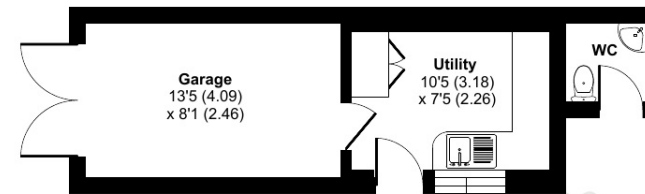
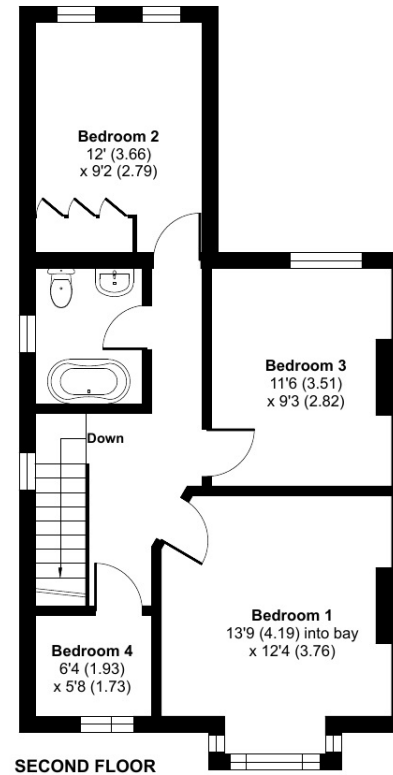
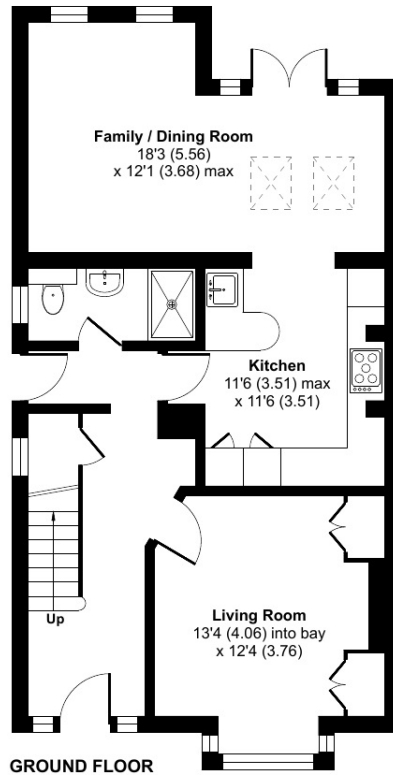




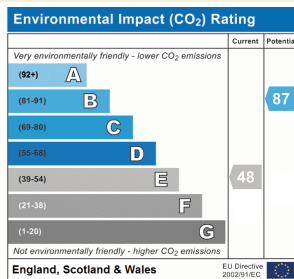
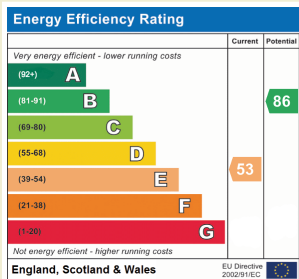


Approximate Area = 1234 sq ft / 114.6 sq m
 Garage = 191 sq ft / 17.7 sq m (includes utility)
 WC = 18 sq ft / 1.6 sq m
 Total = 1443 sq ft / 133.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 1064352



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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