



# 21, The Crescent

Stanford, Biggleswade,  
Bedfordshire, SG18 9JF

£550,000

country  
properties

A beautifully presented three-bedroom home offering spacious and well-balanced accommodation, complemented by a self-contained one-bedroom annexe and a substantial outbuilding incorporating office space, all enjoying countryside views to the rear and providing exceptional flexibility for modern living and working from home.

- Impressive open-plan kitchen/dining room with internal bi-fold doors leading through to the living room, providing a seamless flow ideal for modern family living and entertaining
- Highly versatile layout suited to a range of lifestyle needs, including working from home or running a business
- Located in charming Stanford, Bedfordshire — peaceful village living with great transport links
- Annexe offering excellent flexibility for guests, home working or independent living
- SuperBeautifully designed modern interiors, thoughtfully maintained, and ready for immediate move-in
- Beautiful rural surroundings with scenic walks just moments from your home



## Ground Floor

### Entrance Porch

Double glazed window to side. Ceramic tiled flooring. Full height double cupboard with shelving.

### Entrance Hall

Stairs raising to first floor. Double glazed window to side. Victorian style radiator. Storage cupboard. Feature wood panelling to dado height. Herringbone style wood effect flooring. Door to cloakroom & Living Room.

### Cloakroom

Low level WC. Vanity wash hand basin. Tiled splashbacks. Tiled flooring. Double glazed window to side.

### Living Room

17' 0" into bay x 12' 7" (5.18m x 3.84m) Herringbone style wood effect flooring. Double glazed walk in bay window to front. Victorian style radiator. Internal bi fold doors into Kitchen/Dining/Family room. Built in storage cupboard with shelving. Feature media wall incorporating electric contemporary fire.

## Kitchen/Dining/Family Room

20' 2" x 18' 8" (6.15m x 5.69m) Kitchen:

A range of wall & base units with quartz worksurfaces over. Neff built in electric oven & combination oven & grill. Neff induction hob with extractor hood over. Inset one and a half bowl sink & drainer unit with swan neck mixer tap over. Integrated washing machine. Integrated dishwasher. Space for American style fridge freezer. Built in Neff coffee machine. Built in double cupboard. Breakfast bar. Vertical radiator. Vaulted ceiling with 2 Velux windows. Double glazed window to rear. Herringbone style wood effect flooring. Two double glazed double doors onto rear garden.

## First Floor

### Landing One

Stairs raising to second floor. Air conditioning unit. Double glazed window to side. Radiator. Large built-in full height storage with sliding doors.

### Bedroom 2

12' 9" x 12' 5" (3.89m x 3.78m) Double glazed window to front. Radiator. Wood effect flooring. Built in wardrobes.

### Bedroom 3

12' 9" x 10' 11" (3.89m x 3.33m) Two double glazed windows to rear. Two radiators. Wood effect flooring. Built in wardrobes.

## Bathroom

Four piece suite comprising: Roll top bath. Wash hand basin. Low level WC. Shower cubicle. Tiled flooring. Chrome heated towel rail. Tiled splashbacks. Obscure double glazed window to rear.



## Second Floor

### Landing 2

### Bedroom 1

15' 9" x 14' 1" (4.80m x 4.29m) Two Velux windows to rear. Radiator. Storage cupboard housing wall mounted boiler. Door leading to Bathroom.

### Bathroom

Suite comprising: Panel enclosed bath with main shower over & glass side screen. Low level WC, vanity wash hand basin. Tiled splashbacks. Shaver point. Velux window.

### Outside

### Annexe

### Kitchen/Living Room

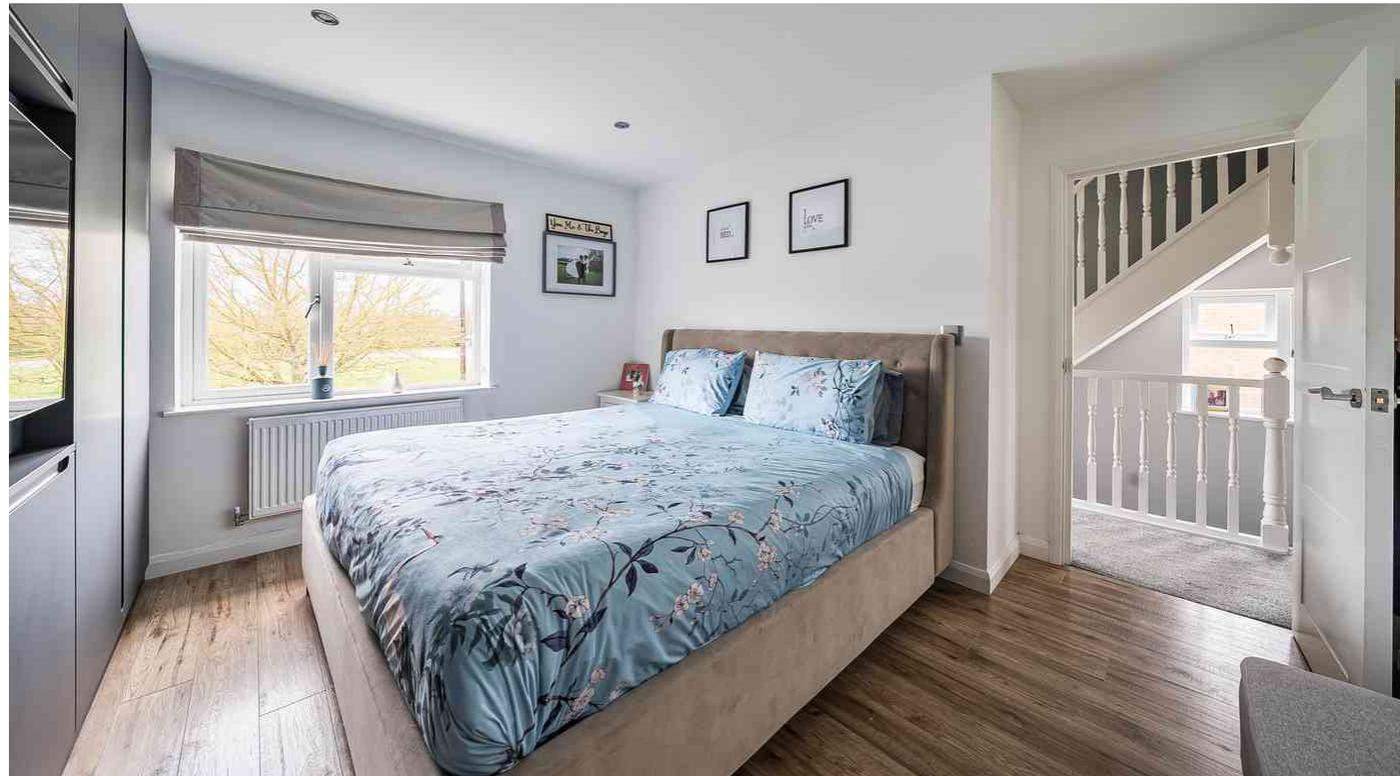
16' 1" x 15' 11" (4.90m x 4.85m)

#### Kitchen:

A range of wall & base units with roll edge worksurfaces over. Tiled high gloss splashbacks. Inset ceramic one and a half bowl sink with swan neck mixer tap over. Space for fridge freezer. Space & plumbing for washing machine. Built in eye level electric oven. Electric hob. Wood effect flooring. Two radiators. Double glazed window to front & door onto garden. Opening to:

#### Living Area:

Two Velux windows. Vaulted ceiling with exposed beam. Two radiators. Door into Bedroom. Double glazed window to Door through to Conservatory



## Bedroom

12' 5" x 9' 5" (3.78m x 2.87m) Double glazed window to rear. Radiator. Two built in wardrobes. Vaulted ceiling with exposed beams. Door into En-suite.

## En-suite

Shower cubicle. Low level WC. Pedestal wash hand basin. Tiled splashbacks. Radiator. Vaulted ceiling with exposed beams. Extractor fan. Tiled flooring. Wall mounted boiler.

## Conservatory

10' 11" x 7' 10" (3.33m x 2.39m) UPVC double glazed on brick base. Ceramic tiled flooring. Double glazed door onto courtyard garden.

## Courtyard Garden

Raised patio area enclosed by sleepers laid to shingle. Views over open farmland to the rear.

## Front Garden

Paved driveway providing off road parking for several cars

## Rear Garden

Laid to artificial lawn. Raised patio area with built in storage units. Power points. Gated access to front. Service lights. Ample power points.

## Outbuilding

11' 8" x 7' 9" (3.56m x 2.36m) Double glazed window to front & side. Wood effect flooring. Power & light. Currently used as a home office.

## Study Area/Home Office

7' 9" x 7' 5" (2.36m x 2.26m) Wood panelling to dado height. Power & light. Wood effect flooring. Double glazed window to side.

## Store

7' 9" x 3' 7" (2.36m x 1.09m) Door leading to garden area.

## Agents Note:

For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: enquiries@mortgagevision.co.uk

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





Approximate Area = 1311 sq ft / 121.7 sq m  
 Limited Use Area(s) = 47 sq ft / 4.3 sq m  
 Annexe = 511 sq ft / 47.4 sq m  
 Outbuilding = 180 sq ft / 16.7 sq m  
 Total = 2049 sq ft / 190.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2026. Produced for Country Properties. REF: 1430397



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Viewing by appointment only

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