



country  
properties

The Maynards  
Broom,  
Bedfordshire, SG18 9EU  
£850,000

Viewing by appointment only

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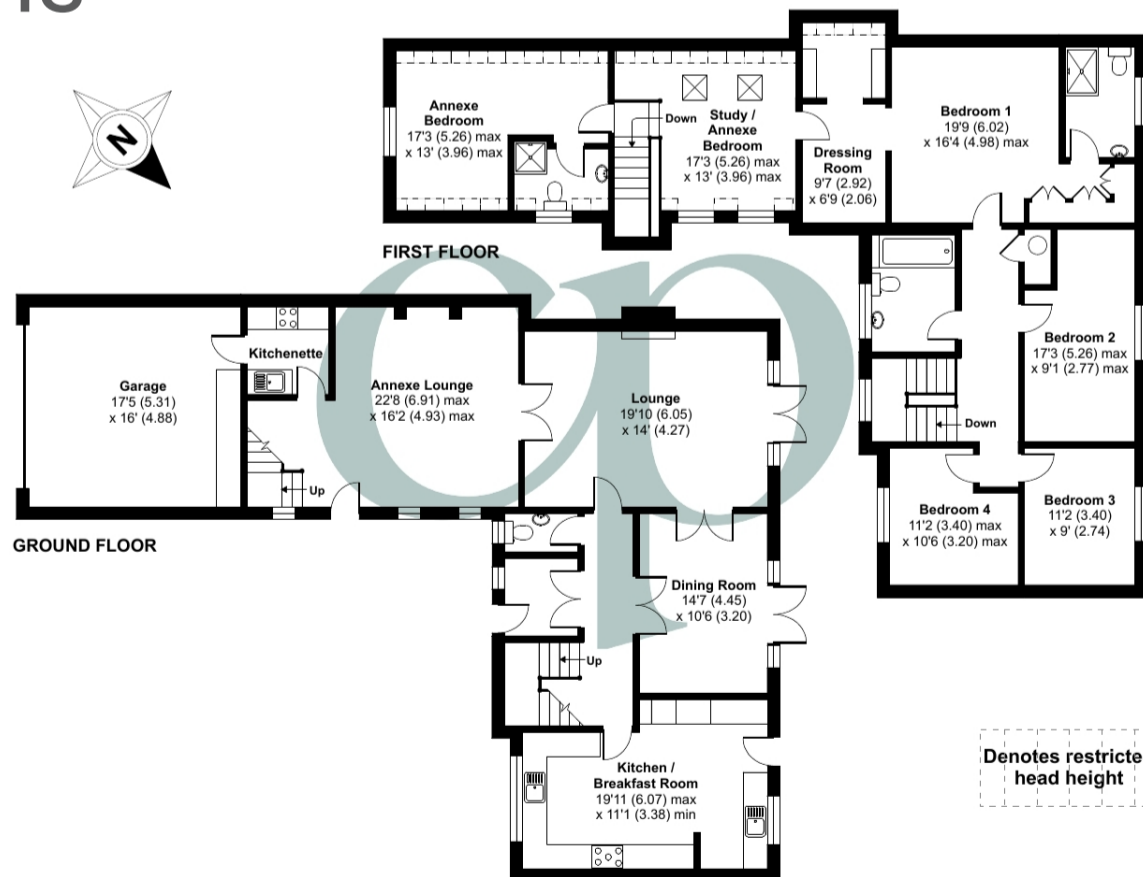
This fantastic family home provides spacious and versatile living with an annexe that could be utilised on a self-contained basis or can be opened to the main house with a link through on both ground and first floor. Set in a small cul-de sac of just 6 similar homes within the idyllic village of Broom and boasting rural living with countryside walks on your doorstep. An ideal escape from the hustle and bustle of city working life but with amenities and transport links close by.



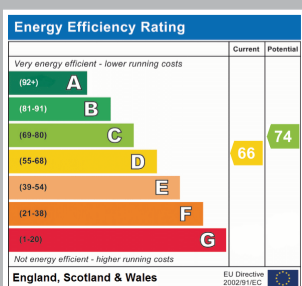
- Would suit a family looking to run a business from home
- Main bedroom with dressing room and en-suite shower room
- Kitchenette re-fitted in January 2023
- Westerly aspect rear garden - perfect for those 'Alfresco' evenings
- Excellent transport links with mainline station in Biggleswade providing direct rail link into London
- Spacious living room and separate dining room
- Re-fitted family bathroom in January 2024
- Double garage with remote control up & over doors
- Close to lovely countryside walks

## Floor Plans

Approximate Area = 2959 sq ft / 274.9 sq m  
(excludes restricted head height & includes garage)  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rihcom 2024. Produced for Country Properties. REF: 448657



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.



## Ground Floor

### Entrance Porch

Tiled flooring. Radiator. Oak double doors opening into:

### Entrance Hall

French doors with sidelights, opening onto rear garden. Bamboo flooring. Radiator enclosed in decorative cover. Double doors opening into:

### Dining Room

14' 7" x 10' 6" (4.45m x 3.20m) Double glazed French doors with sidelights, opening onto rear garden. Bamboo flooring. Radiator enclosed in decorative cover. Double doors opening into:

### Lounge

19' 10" x 14' 0" (6.05m x 4.27m) Space for multi fuel stove with slate tiled hearth. Double glazed French doors with sidelights opening onto rear garden. Bamboo flooring. Radiator enclosed in decorative cover. Double doors opening to annex living room.

### First Floor

### Landing

Airing cupboard housing pressurised hot water cylinder and shelving. Double glazed window to half landing. Radiator. Doors into all rooms.

### Bedroom 1

19' 9" x 16' 4" (max) (6.02m x 4.98m) A range of fitted wardrobes. Radiator. Opening into dressing room. Door into:

### En-Suite Shower Room

Suite comprising double shower cubicle, low level flush wc and wash hand basin with cupboard under. Heated towel rail. High gloss tiled floor and tiled splashbacks. Extractor fan. Shaver point. Obscure double glazed window to rear.

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### Cloakroom

Suite comprising low level flush wc and wash hand basin with tiled splashbacks. Slate effect tiled flooring. Obscure double glazed window to front.



### Dressing Room

9' 7" x 6' 9" (2.92m x 2.06m) Two Velux windows and further obscure double glazed window to side. Walk-in wardrobe with hanging rails. Door through to study/annexe.

### Bedroom 2

17' 3" (max) x 9' 1" (max) (5.26m x 2.77m) Double glazed window to rear. Radiator. Access to partially boarded loft space with ladder and light.

### Bedroom 3

11' 2" x 9' 0" (3.40m x 2.74m) Double glazed window to rear. Radiator.

### Bedroom 4

11' 2" (max) x 10' 6" (max) (3.40m x 3.20m) Double glazed window to front. Radiator.

### Family Bathroom

Suite comprising panel enclosed bath with mains shower and glass side screen, pedestal mounted wash hand basin and low level flush wc. Partially tiled walls. Victorian style heated towel rail. Obscure double glazed window to front.

### Annexe

#### Ground Floor

#### Annexe Lounge

22' 8" (max) x 16' 2" (max) (6.91m x 4.93m) Two double glazed windows to side. Bamboo flooring. Two radiators. Two wall lights. Stairs rising to first floor with under stairs storage space. Door to:



### Kitchenette

A range of wall and base units with complementary worksurfaces and tiled splashbacks. Inset stainless steel sink with drainer and swan neck mixer tap over. Fitted electric oven and induction hob with extractor hood over. Space for fridge. Ceramic tiled flooring. Heated towel rail. Door into double garage

#### First Floor

#### Annexe Bedroom

17' 3" (max) x 13' 0" (max) (5.26m x 3.96m) Obscure double glazed window to front plus further double glazed window to side. Radiator. Built-in wardrobes.

#### Study/Annexe Bedroom

17' 3" (max) x 13' 0" (max) (5.26m x 3.96m) Dual aspect room with two velux windows to side plus two double glazed windows to other side. Radiator. Door into main bedroom dressing area.

#### En-Suite Shower Room (Annexe)

Suite comprising shower cubicle, low level flush wc and wash hand basin with cupboard under. Tiled splashbacks. Heated towel rail. Obscure double glazed window to side.

### Outside

#### Front Garden

Laid mainly to lawn with shingle borders and mature flowers/shrubs. Power point and cold water tap. Driveway providing parking and access to garage.

#### Rear Garden

Westerly facing rear garden with large paved patio area, and light. Steps up to the lawn with raised well stocked flower/shrub borders. Garden shed. Covered storage area with light. Cold water tap. Power point. Gated access to front.

#### Double Garage

Remote control up & over door with power/light. Wall and base units with worksurface over.

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

