



London Road, Biggleswade, Bedfordshire. SG18 8EH





3 Bedroom Semi-Detached House £499,950 Freehold

A spacious, extended period property situated on Biggleswade's most prestigious road. Offering three reception rooms, newly refitted kitchen and bathroom, and an impressive rear garden measuring approx. 150ft!

- Prestigious London Road location
- Three reception rooms
- Refitted kitchen and bathroom
- Approx 150ft rear garden
- Workshop and storage shed
- Potential to extend (STP)
- Walking distance to train station
- Parking for six cars
- Motivated seller
- EPC rating D. Council tax band D



Ground Floor

Entrance Porch:

Upvc double glazed porch. Tiled flooring. Composite front door into;

Entrance Hall:

Laminate wood effect flooring. Radiator. Doors to wc, reception rooms and kitchen. Stairs to first floor.

WC:

Low level wc and hand wash basin. Upvc double glazed obscured window. Radiator. Laminate flooring.

Sitting Room:

Abt. 14' 2" x 13' 9" (4.32m x 4.19m) Upvc double glazed bay window to front. Radiator. Carpet flooring. Feature gas fireplace with mantle. Double doors into living room.

Living Room:

Abt. 12' 0" x 10' 11" (3.66m x 3.33m) Carpet flooring. Radiator. Archway into dining room.

Dining Room:

Abt. 11' 1" x 9' 0" (3.38m x 2.74m) Laminate wood effect flooring. Radiator. Upvc double glazed windows. French doors into garden.

Kitchen:

Abt. 9' 5" x 8' 8" (2.87m x 2.64m) Modern gloss matching wall and base units with complimentary worktops. Gas hob and oven with extractor hood over. Stainless steel sink and drainer with mixer tap over. Upvc double glazed window over sink. Space for white goods. Radiator. Vinyl flooring. Upvc door to side.

First Floor

Landing:

Carpet flooring. Upvc double glazed window. Radiator. Doors to bathroom and bedrooms. Loft access – boarded with pull down ladder.

Master Bedroom:

Abt. 12' 7" x 9' 1" (3.84m x 2.77m) Carpet flooring. Upvc double glazed window. Radiator. Built in sliding wardrobes.

Bedroom Two:

Abt. 12' 0" x 9' 6" (3.66m x 2.90m) Carpet flooring. Upvc double glazed window. Radiator. Built in wardrobes.

Bedroom Three:

Abt. 7' 10" x 6' 5" max (2.39m x 1.96m) Carpet flooring. Upvc double glazed window. Radiator.

Family Bathroom:

Four-piece bathroom suite comprising of corner shower, bath, vanity hand wash basin and low level wc. Upvc double glazed obscured window. Half tiled walls. Vinyl flooring. Extractor fan.

Outside Garden:

Fully enclosed rear garden approx. 150ft in length, mostly laid to lawn with flower beds and shrubs. Additional parking down side. Gated side access. Raised decking area with pergola.

Storage shed with electricity and lighting. Large workshop with electricity and lighting.

Location:

Situated on the established London Road, this property is ideal for commuters, located just 1 mile from Biggleswade mainline train station with a journey time of approximately 30 minutes to London Kings Cross, St Pancras. Also within walking distance are local amenities, Biggleswade town centre and the popular A1 Retail Park, with high street stores such as M&S, Boots, Homebase and Next.

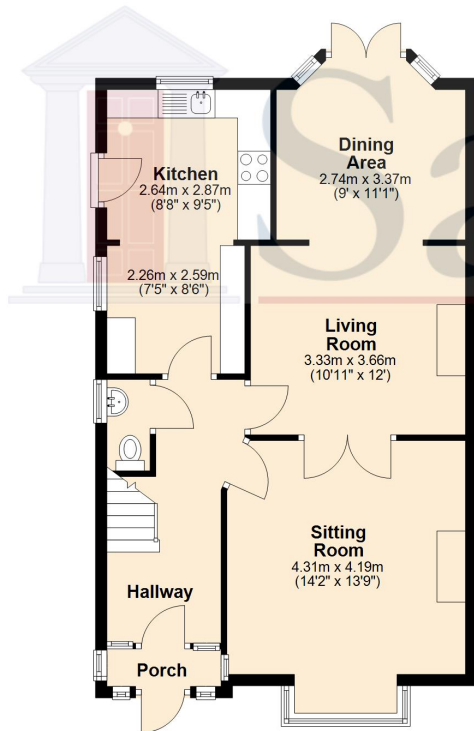
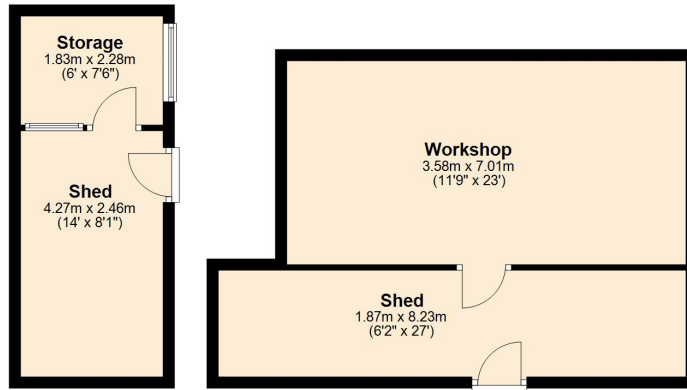
For those who like the countryside, there is a wide range of countryside walks nearby. Whether you visit Jordan's Mill for a cup of tea and some cake, the RSPB reserve in Sandy or the popular Shuttleworth Collection, you are not short for choice.



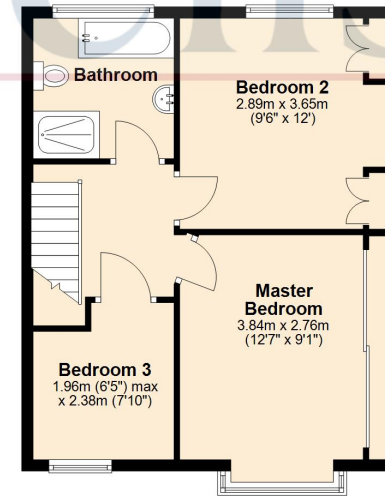


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

Ground Floor



First Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate.
The size and position of doors, windows, appliances and other features are approximate.

Plan produced using PlanUp.