



Biggleswade, Bedfordshire. SG18 0RG





3 Bedroom Detached House

Guide Price £400,000 Freehold

Chain free and only 5 years old! Three-bedroom detached house on the desirable St Andrews Estate. Situated within walking distance of local schools and in easy reach of local amenities. Part exchange considered subject to T&C's!

- Built in 2019
- Garage and parking
- Desirable estate
- Chain free
- Low maintenance garden
- En-suite
- Walking distance to schools
- Excellent commuter links
- Maintenance charge approx. £290pa
- EPC rating B. Council tax band D

Ground Floor:**Living Room:**

Abt. 19' 7" x 10' 2" (5.97m x 3.10m) A bright dual aspect living room with windows to the front and side aspect. Hard flooring. Door to hallway. Radiator.

Kitchen/Dining Room:

Abt. 19' 7" x 8' 3" (5.97m x 2.51m) A modern kitchen with grey gloss wall and base units and complimentary work surfaces. Integrated appliances include a dishwasher, washing machine, fridge freezer, oven and gas hob. Stainless steel sink and drainer. Tiled flooring and splash back areas. Dining area has French doors leading out onto the garden. Radiator.

WC:

Located off of the hallway and comprising of a low level WC and wash hand basin with mixer tap. Tiled flooring and splash back areas. Radiator.

First Floor:**Bedroom One:**

Abt. 11' 8" x 10' 7" (3.56m x 3.23m) A double bedroom with door to en-suite. Carpet flooring. Radiator below window to front aspect.

En-Suite:

Recently renovated three piece suite with walk-in shower, low level WC and wash hand basin with vanity unit. Obscured double glazed window. Tiled flooring. Extractor fan. Towel rail.

Bedroom Two:

Abt. 10' 7" x 12' 4" max (3.23m x 3.76m max) Double bedroom with window to front aspect. Carpet flooring. Radiator.

Bedroom Three:

Abt. 8' 10" x 8' 7" (2.69m x 2.62m) Generous bedroom with window to the side aspect. Carpet flooring. Radiator.

Bathroom:

Four piece suite comprising of a panelled bath, shower cubicle, low level WC and wash hand basin. Fully tiled shower cubicle and half wall tiling. Tiled flooring. Obscured double glazed window.

Outside:**Garden and Parking:**

Private garden laid with astro turf and patio areas. Access to the single garage via side door. Up and over door to front. Block paved driveway to side of house for two vehicles.

About the Area:

This beautiful home is located on the St Andrews development which is extremely popular due to its more open feel with multiple park areas and countryside beyond. The local 'Edward Peake' School and 'The Kings Reach' pub are both situated within a five-minute walk.

There are a wide range of countryside walks within strolling distance, you can wander across 'The Common' which links up to the RSPB nature reserve in Sandy which is approximately a two-mile walk across the open countryside.

Biggleswade offers a wide range of public houses, restaurants and shops including a large retail park with large high street stores such as Next, Marks & Spencer and Robert Goddard. Biggleswade's mainline train station has a journey time of 31 minutes to London Kings Cross and the A1(M) is easily accessible.

Additional Information:**Agents Note:**

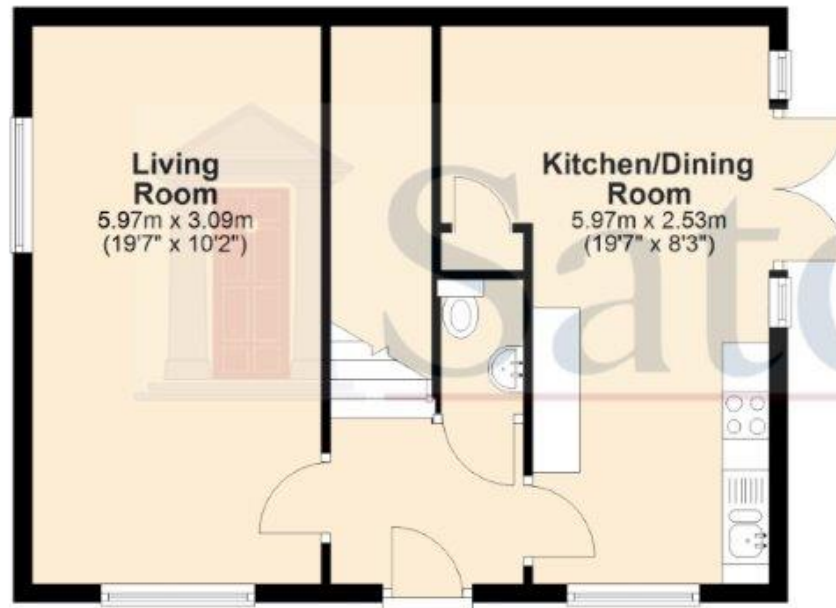
Draft details yet to be approved by the vendor and may be subject to change.



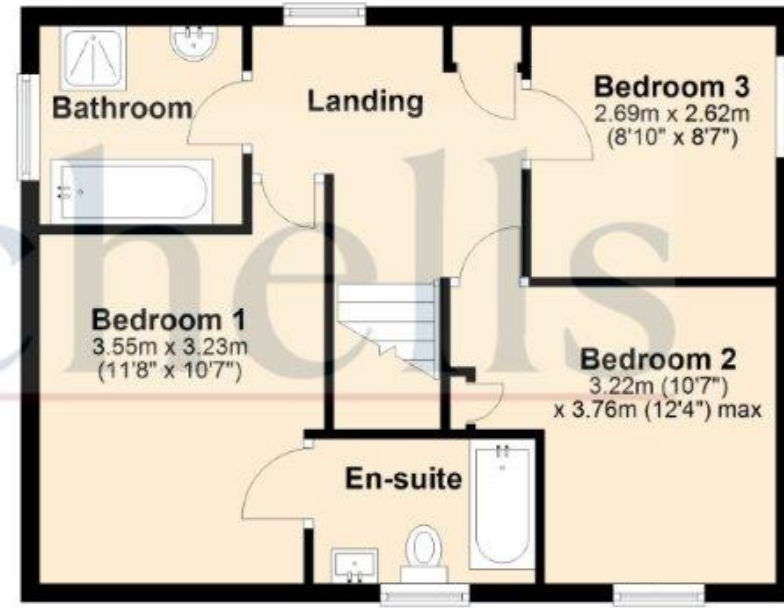
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Ground Floor



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.