



Anderson Road, Biggleswade, Bedfordshire. SG18 8FX







## 3 Bedroom Semi-Detached House Offers in Excess of £400,000 Freehold

Simply stunning! This beautiful three-bedroom semi-detached home is situated within the popular Kings Reach development.

Recently renovated throughout with garage and parking included, we highly suggest viewing quickly!

- Immaculately presented
- South facing garden
- Top floor primary bedroom and en-suite
- Integrated appliances
- Upgraded flooring
- Off road parking
- Garage
- Popular Kings Reach development
- EPC rating C. Council tax band B

**Ground Floor:****Kitchen:**

Abt. 11' 2" x 15' 7" (3.40m x 4.75m) maximum measurements. A modern white gloss kitchen with contrasting black handles and dark wood effect worktops. Integrated appliances include a 4-ring gas hob with overhead extractor fan, oven, dishwasher and fridge freezer. Space for free standing washing machine. Stainless steel sink and drainer. Enclosed combi boiler. Access to understairs storage cupboard and storage cupboard by front door. Luxury laminate tiled wood effect flooring. Window to front aspect. Radiator. Opening to Living/Dining room.

**Living/Dining Room:**

Abt. 11' 1" x 15' 7" (3.38m x 4.75m) Located to the rear of the property with French doors leading out onto the garden. Luxury laminate tiled wood effect flooring continued from kitchen. Space for 6-seater dining table. Radiator.

**WC:**

Comprising of a low level WC and wash hand basin with mixer tap. Half wall tiling. Tiled floor.

**First Floor:****Bedroom Two:**

Abt. 11' 2" x 15' 6" (3.40m x 4.72m) Located on the first floor towards the rear of the property. Luxury laminate tiled wood effect flooring. Radiator.

**Bedroom Three:**

Abt. 9' 3" x 8' 4" (2.82m x 2.54m) Currently used as an office, this bedroom is a generous single or small double. Luxury laminate tiled wood effect flooring. Window to front aspect. Radiator.

**Bathroom:**

Modern suite comprising of a panelled bath with overhead shower, low level WC and wash hand basin with mixer tap. Half wall tiling and full height tiling to shower areas. Tiling flooring. Heated towel rail.

**Second Floor:****Primary Bedroom:**

Abt. 19' 6" x 12' 3" (5.94m x 3.73m) A stunning suite with dressing area and door to en-suite. Luxury laminate tiled wood effect flooring. Access to boarded loft space. Window to front aspect and Velux windows to rear aspect.

**En-Suite:**

A contemporary en-suite with walk-in shower, low level WC and wall hung vanity unit. LED touch sensitive mirror. Gold accents to taps and shower. Feature mosaic tiled flooring.

**Outside:****Garden:**

Private enclosed south facing rear garden mainly laid to lawn with shrub borders and patio area. Gate provides access to garage and parking

**Garage and Parking:**

The single garage is located just behind the property and is complete with power and lighting. There is one parking space in front the garage and ample on street parking if required.

**About the Area:****Biggleswade and Surrounding:**

This lovely property is well positioned on the popular Kings Reach development which offers multiple park areas, a Sainsbury's local, coffee shop, pizzeria, fish & chip shop, community centre and lower school.

Within walking distance, you will find the 'Kings Reach' pub, Biggleswade leisure centre with Swimming pool and Gym, and the A1 retail park with large high street stores such as Next, Marks & Spencer, Boots and TK Maxx. There are also lots of countryside walks nearby including the 'Green

Wheel' and longer walks providing access to the RSPB Nature Reserve in Sandy.

Located approximately 1 mile away is Biggleswade town centre & mainline train station which offers direct links into London's Kings Cross St Pancras, with a journey time of approx. 40 minutes.

**Additional Information:****Agents Note:**

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





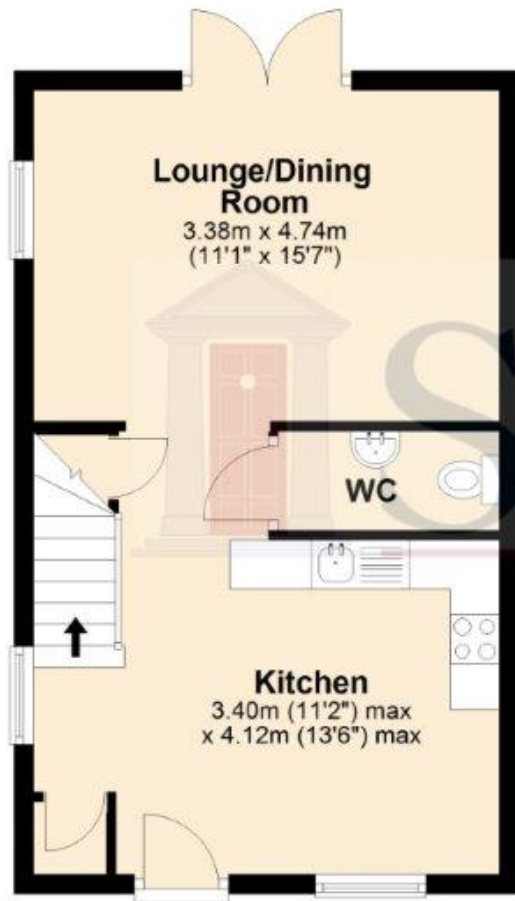


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we 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.

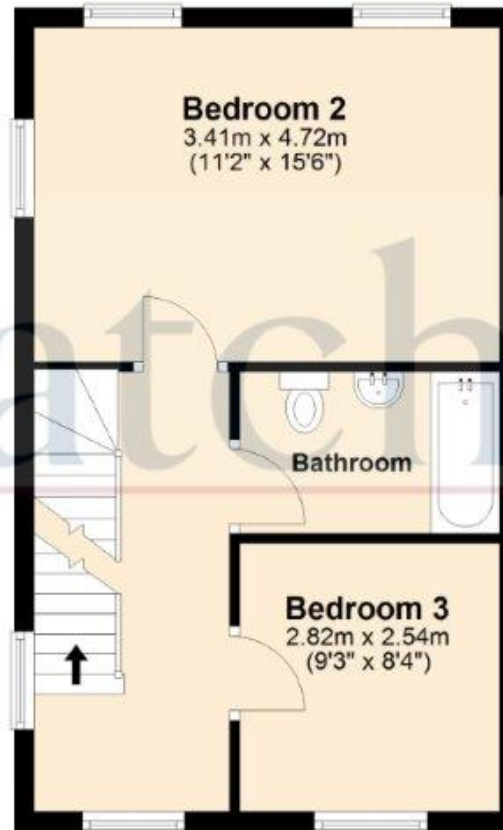




### Ground Floor



### First Floor



### Second Floor



For illustration 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.