



Biggleswade, Bedfordshire. SG18 0RG





## 3 Bedroom Detached House Offers in Excess of £425,000 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:**

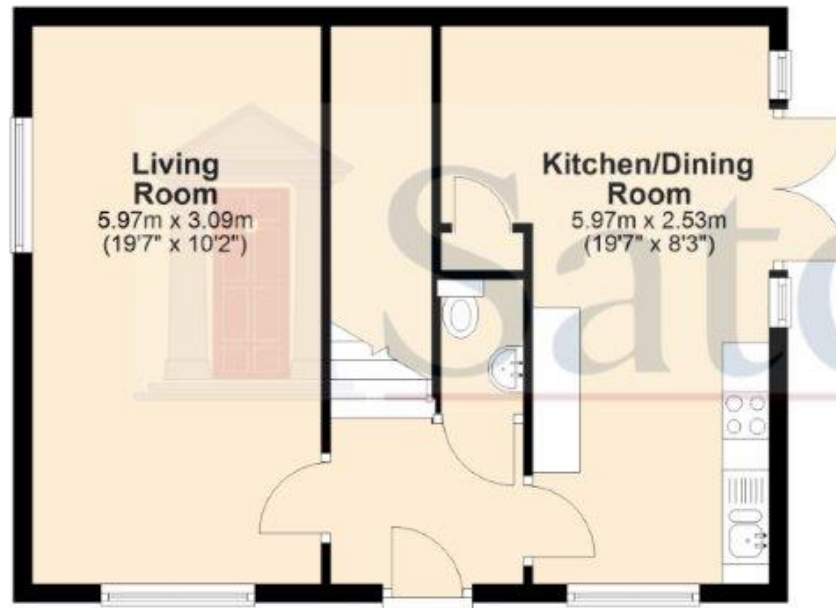
Draft details yet to be approved by the vendor and may be subject to change.



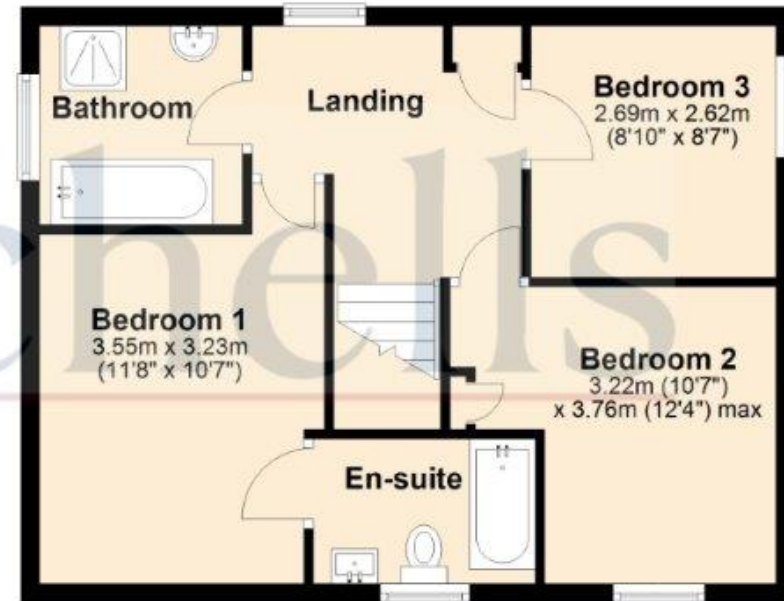
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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