



Thames Bank

Biggleswade,
Bedfordshire, SG18 8NW
£525,000

country
properties

This stunning detached four-bedroom family home is situated on Thames Bank, within the Kings Reach Development in Biggleswade, Bedfordshire.

Upon entry, the hallway of this charming home leads to a bright reception room to the front of the property which is in excess of 14ft. The 18ft eat-in kitchen has been finished to high specification, featuring ample storage cupboards and work surfaces. Accessed through the kitchen, is a conveniently situated utility space. A spacious downstairs W.C and storage cupboard conclude the downstairs space.

On the first floor, there are four very well-proportioned bedrooms. The master bedroom sits to the front of the property, and features an en-suite complete with shower, W.C. and wash hand basin. The second bedroom is also very generously sized, and faces the back of the property. The family bathroom features bath with shower over, wash hand basin and W.C.

An air source heat pump system has been added by the current owners to significantly improve energy efficiency, reduce carbon emissions, and lower long-term heating bills.

Externally, the stunning garden includes a patio area, lawn with raised beds, and a raised decking area - perfect for entertaining guests in the summer months. The garage is an added bonus, featuring an electric shutter door, lighting and power sockets. To the side of the property are two off road parking spaces and an EV charging unit.

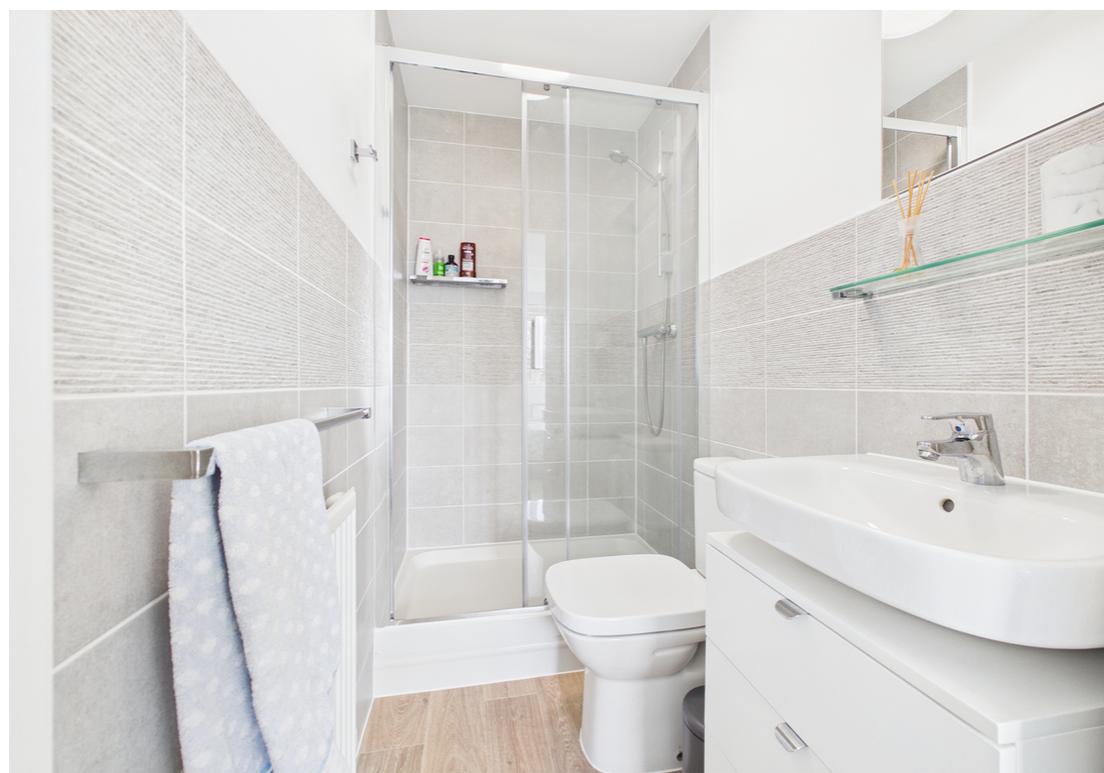
Location

Biggleswade Town Centre is steeped with history, and is up & coming with all your amenities and a retail park. It also has great commuting links into London Kings Cross via train, good schooling and local cafes, restaurants and bars and has easy access directly onto the A1M and commutable links to the M1 and M11, and also within 15 miles of London Luton Airport.

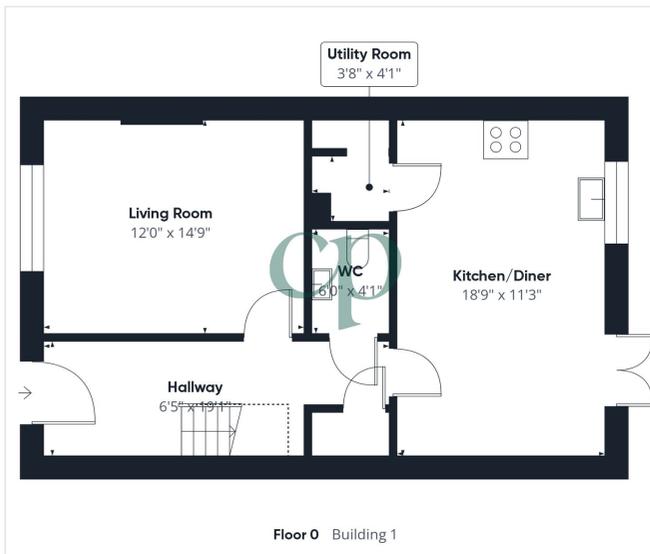
(All purchasers must complete an AML and financial sanctions check once a sale is agreed (subject to contract). The check is carried out by our third-party provider at a cost of £60 including VAT per property, payable by the applicant(s).)

- Four bedroom detached family home
- Air source heat pump
- EV charging point
- Family bathroom and en-suite to master
- Kings Reach Development
- Great transport links and easy access to London making it ideal for commuters

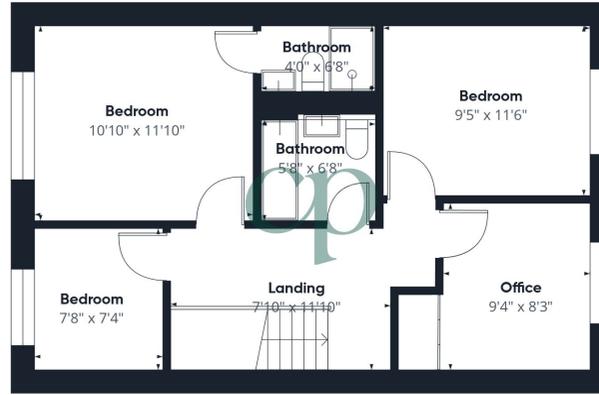




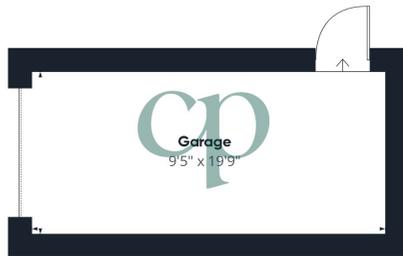




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



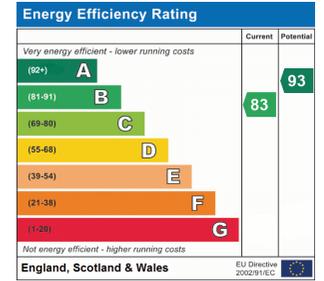
Approximate total area⁽¹⁾
1282 ft²
Reduced headroom
14 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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

Viewing by appointment only

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