



London Road

Biggleswade,
Bedfordshire, SG18 8ED
Freehold £800,000

country
properties

A substantial four-bedroom family home with generous living space and expansive gardens nestled in a desirable location, this detached home offers a rare opportunity to acquire a property with extensive outdoor space, including beautifully maintained gardens, a generous lawn, and a variety of mature fruit trees.

The house itself provides spacious and welcoming accommodation, ideal for growing families or those seeking multigenerational living. Inside, you'll find a well-balanced layout featuring two generous reception rooms, a kitchen/breakfast room, cloakroom, two well-proportioned double bedrooms with an en-suite shower room to the master and two further single bedrooms. Two of the bedrooms have pleasant views to the rear of the property. Additionally, there is a separate family bathroom.

Outside, the generous size of the plot truly sets this property apart. The main garden is beautifully mature, featuring well-maintained landscaped borders and a spacious lawn—ideal for families, entertaining, or keen gardeners. Beyond this, a substantial additional area unfolds into what is more accurately described as a private orchard, complete with established fruit trees. This serene space not only offers enhanced privacy but also the delight of harvesting your own seasonal produce in a truly idyllic setting.

Furthermore, there is a garage and a large driveway providing ample off-road parking.

This is a rare opportunity to own the most generous plot of the road, in a highly sought after area. Combining space, privacy, and the potential to extend (subject to planning permission), making this an exciting opportunity for buyers looking to put down roots and grow into their next home. Early viewing is highly recommended to fully appreciate the space and potential on offer.

- Substantial detached home in a sought-after location
- Separate orchard-style garden laid to lawn with a variety of fruit trees
- Ample driveway parking and garage
- En-suite to master bedroom
- Well-maintained gardens
- Spacious living accommodation
- Scope for further extension or development (STPP)
- Council Tax Band F / EPC rating D



Front Garden

Gravel driveway with off road parking for several cars. Double wooden doors to garage. Borders with shrubs and plants.

Front of Property

Brick porch leading to wooden front door:

Accommodation

Ground Floor

Entrance Hall

Radiator. Stairs rising to first floor. Doors to all rooms.

Cloakroom

Vinyl flooring. UPVC double glazed obscured window to side aspect, WC, wash hand basin. Cupboard housing electric meter and consumer unit, under stairs storage cupboard.

Reception Room

14' 11" NT x 13' 09" x 17' 01" NT x 13' 11" (4.55m NT x 4.19m x 5.21m NT x 4.24m) – Radiator. UPVC double glazed bay window to front aspect. Air conditioning unit, open fireplace.

Reception Two

16' 01" NT x 13' 05" x 10' 05" NT x 11' 03" (4.90m NT x 4.09m x 3.78m NT x 3.43m) – Two radiators. UPVC double glazed windows and French doors to rear aspect. Metal obscure glazed stain glass window to side aspect. Feature fireplace (Not working).

Kitchen

16' 09" x 9' 10" (5.11m x 3.00m) – Radiator. UPVC double glazed window to rear aspect. UPVC double glazed window to side aspect. A range of wall and base units with work surface over. Ceramic sink and drainer. Built in hob with extractor over. Built in oven and grill. Space for washing machine, dishwasher and fridge/freezer. Door to storage cupboard housing boiler. Door to side passage.

Side Passage

Door to front, storage area with light, power and shelving. Door to rear garden. Wooden window to side aspect. Power and light.



First Floor

Stairs and Landing

Radiator. Metal window to side aspect, loft hatch, double doors opening to airing cupboard housing water cylinder and shelving.

Bedroom One

14' 11" NT x 10' 00" x 17' 07" NT x 13' 11" (5.36m NT x 4.24m x 4.55m NT x 3.05m) – UPVC double glazed bay window to front aspect. Air conditioning unit (not working). Door to:

En-suite

Vinyl flooring, WC. wash hand basin, shower cubicle. Wall mounted extractor fan.

Bedroom Two

16' 06" NT x 13' 06" x 11' 03" (5.03m NT x 4.11m x 3.43m) – Radiator, UPVC double glazed bay window to rear aspect, wash hand basin with vanity unit.

Bedroom Three

9' 11" NT x 8' 09" x 7' 10" (3.02m NT x 2.67m x 2.39m) – Radiator, UPVC double glazed window to rear aspect.



Bedroom Four

7' 05" x 7' 10" (2.26m x 2.39m) – Radiator. UPVC double glazed window to front aspect, telephone socket, fitted cupboard.

Family Bathroom

8' 07" x 6' 04" (2.62m x 1.93m) Vinyl flooring, radiator, UPVC double glazed obscured window to side aspect, WC, wash hand basin, bath, bidet. Wall mounted heated towel radiator.

Rear Garden

Mainly laid to lawn. Pathway around garden. Outside tap. Wooden door to garage. Gravel area. Outside light. Wooden door to workshop with work bench. Mature trees and shrubs. Borders with plants and shrubs. Wooden lean to area. Gate to further orchard.

Garage

Wooden door to rear from garden. Double wooden doors to front. Concrete floor. Power and light.

Agent's Notes

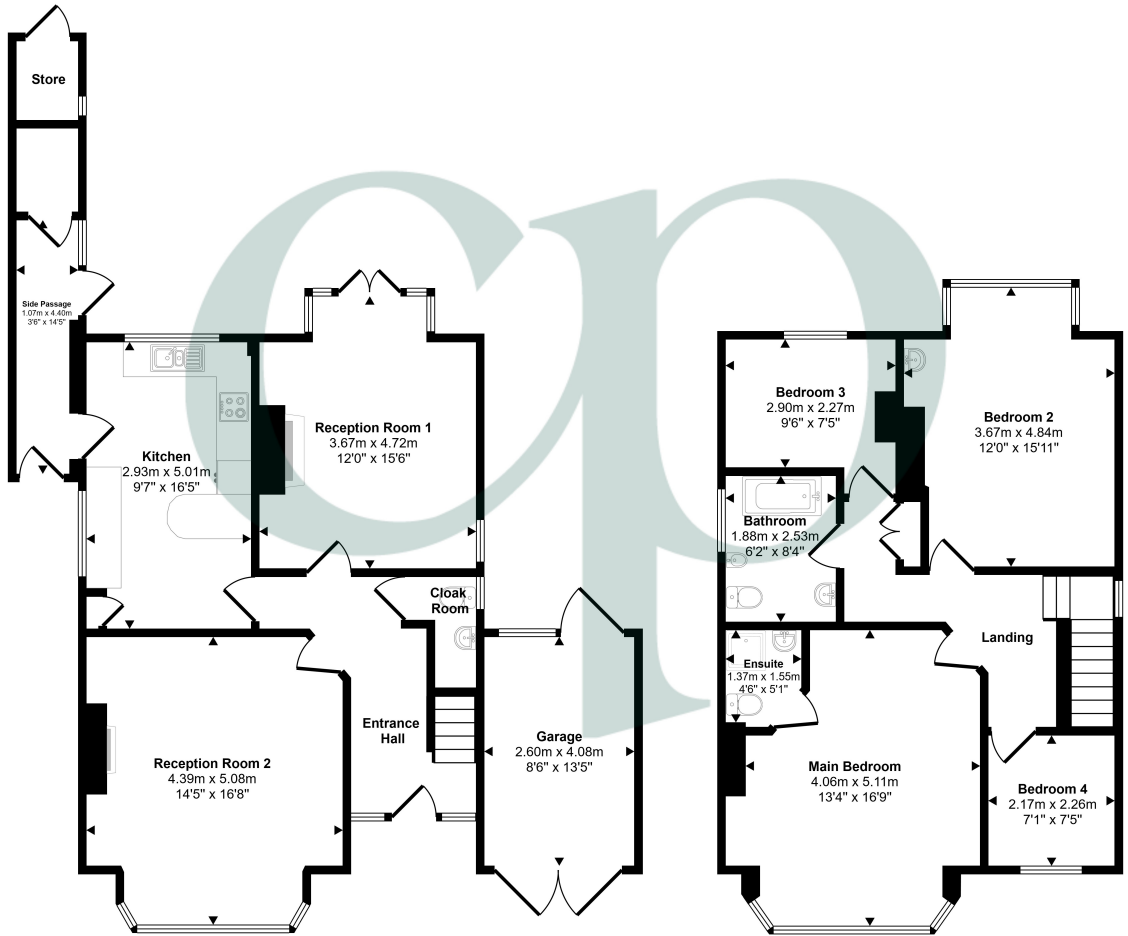
Please note that this property and garden fall within the Biggleswade Conservation Area whilst the orchard is situated beyond the Conservation Area boundary.

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. Easy access directly onto the A1M and commutable links to the M1 and M11, and within 15 miles of London Luton Airport.





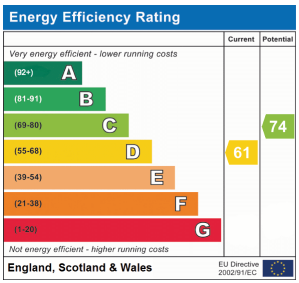
Approx Gross Internal Area
152 sq m / 1641 sq ft



Ground Floor
Approx 85 sq m / 916 sq ft

First Floor
Approx 67 sq m / 725 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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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