



Walker Mead, Biggleswade, Bedfordshire. SG18 8GW





4 Bedroom Semi-Detached House Offers in Excess of £415,000 Freehold

Presented in immaculate condition, this larger than average town house offers four large double bedrooms as well as two-bathroom, south facing garden and off-road parking. Viewing highly recommended!



- Immaculately presented
- Four large doubles
- Semi-detached town house
- Single garage
- Off road parking
- South facing garden
- Complete upper chain
- Close to local amenities
- Popular Kings Reach development
- Awaiting EPC. Council tax band D

Ground Floor:

Entrance Hall:

Entry via front door with doors leading to all rooms. LVT Wood effect flooring. Stairs rising to first floor.

Kitchen/Diner:

Abt. 17' 8" x 8' 2" (5.38m x 2.49m) Modern white gloss kitchen with a range of matching wall and base units with complimenting work surfaces. Integrated eye-level oven and grill, 5-ring gas hob with overhead extractor fan, dishwasher, washing machine and fridge/freezer. Inset sink with mixer tap. Tiled splashback areas. Under cupboard lighting. Built wider than others of this style, the dining area can easily host a 6-seater dining table. Window to front aspect.

Living Room:

Abt. 10' 2" x 14' 9" (3.10m x 4.50m) Located to the rear of the property with French doors leading out on to the garden. Carpet flooring.

WC:

Located off of the hallway comprising of a low-level WC and wash hand basin with vanity unit and mixer tap. Tiled splash back area. Obscured double glazed window to front aspect.

First Floor:

Bedroom One:

Abt. 10' 1" x 12' 9" (3.07m x 3.89m) Located to the rear of the property with fitted mirrored sliding door wardrobes. Door leading to shower room. Two double glazed windows to rear aspect. Carpet flooring.

Bedroom Two:

Abt. 10' 9" max x 13' 2" (3.28m max x 4.01m) Located to the front of the property with freestanding mirrored sliding door wardrobes (Negotiable). Two double glazed windows to front aspect. Carpet flooring.

Shower Room:

Modern three-piece suite comprising of a double width shower cubicle, low level WC and wash hand basin. LVT Wood effect flooring. Half height tiling behind WC and basin. Wall mounted mirrored cabinet.

Second Floor:

Bedroom Three:

Abt. 10' 10" x 15' 8" (3.30m x 4.78m) Double bedroom with Dorma window to rear aspect. Restricted head height in some areas. Carpet flooring.

Bedroom Four:

Abt. 11' 1" x 15' 2" max (3.38m x 4.62m max) Double bedroom with Dorma window to front aspect. Restricted head height in some areas. Carpet flooring.

Bathroom:

Serving the two bedrooms on the top floor this suite comprises of a panelled bath with overhead shower, low level WC and wash hand basin. Wall mounted mirrored cabinet. LVT wood effect flooring. Full height tiling around bath, half height tiling around WC and basin.

External:**Garden and Parking:**

The garden has a contemporary feel with stylish decked areas for outdoor dining and artificial lawn. The south facing garden enjoys sun through the day and is not overlooked from behind. At the rear of the garden is a gate which leads to a shared parking area with one allocated space for this property. The garage is situated directly next to the garden and can be accessed from the side or the electric up and over door to the rear. Visitor parking is available on street in the laybys.

Additional Information:**About the Area:**

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 and the A1 retail park with large high street stores such as Next, Marks & Spencer, Boots and B&Q. 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.

Agents Note:

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

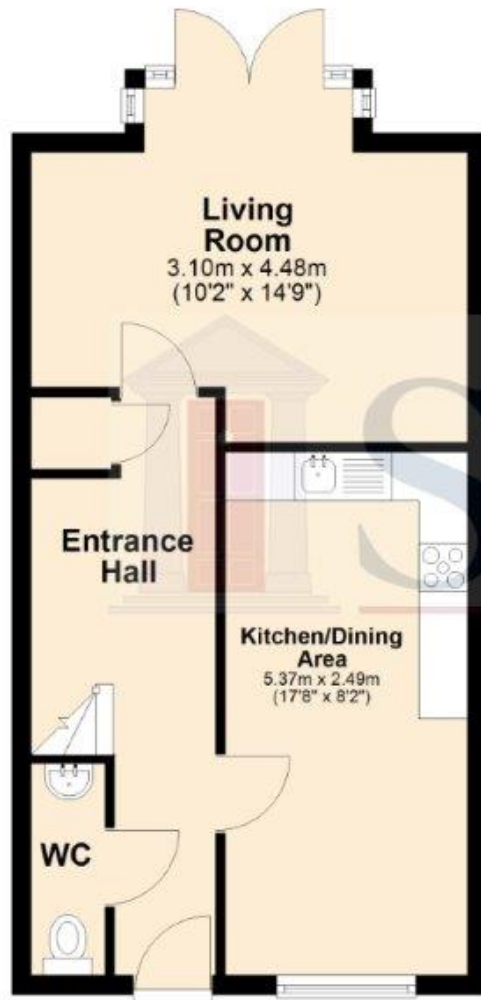




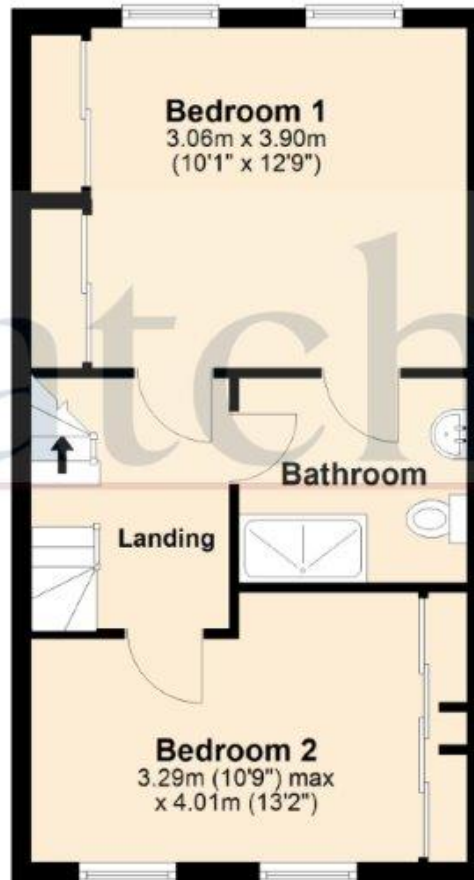
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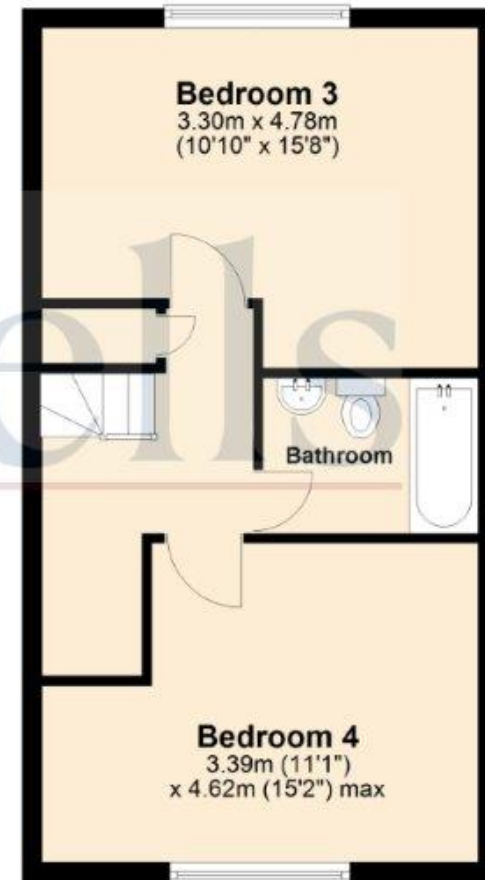
Ground Floor



First Floor



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.