



Guide Price

£535,000

8 Macmillan Grove

Biggleswade, SG18 8XL



- Five Double Bedrooms
- Executive Detached Home
- 26ft Kitchen/Dining Room
- Two Further Receptions

- Ensuite and Dressing Room
- Enclosed Rear garden
- Garage and Parking
- Immaculate and Stunning Presentation

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## PROPERTY SUMMARY

Harvey Robinson estate agents in Biggleswade are delighted to offer for sale this immaculately presented five-bedroom detached family home located within the popular Kings Reach development. "The Wilton" design built by Taylor Wimpey is renowned for offering spacious family living without compromising on the number of reception rooms or bedroom sizes. The accommodation in brief consists of an Entrance Hall, Cloakroom, Lounge, Study/Playroom, and a 26ft Kitchen/Dining Room to the Ground Floor. Three double bedrooms with an Ensuite and Dressing Room to the Master and a Family Bathroom are located on the First Floor, with two further double bedrooms and Shower Room found on the Second Floor. The property has a South/Westerly-facing landscaped rear garden with maintained lawn and paved areas for outside dining and entertaining. To the front is parking for several vehicles and a single Garage. Located a short distance from Central Square with amenities to include a local convenience store, primary schooling, a newly opened café, and fish & chip shop as well as a community centre and play parks, this property would make for an ideal family home. Biggleswade Town is located just over 1 mile away with various shops, bars and restaurants with further brand shopping located at the Retail Park on the outskirts of the town. The mainline train station provides access into London Kings Cross within 40 minutes making it ideal for the commuter. Viewings can be arranged by contacting our Biggleswade estate agent offices.





### ENTRANCE HALL

UPVC door with integral windows to front aspect, under stairs storage cupboard, doors to Lounge, Study/Playroom, Cloakroom and Kitchen/Dining Room, radiator, Amtico flooring, stairs rising to First Floor.

### CLOAKROOM

UPVC double glazed window to side aspect, two-piece suite comprising WC and hand wash basin, fully tiled, radiator, extractor fan, Amtico flooring.

### STUDY/PLAYROOM

UPVC double glazed windows to front and side aspects, radiator, television points, Amtico flooring.

### LOUNGE

UPVC double glazed window to front aspect, radiator, television point, broadband point, double doors leading to Kitchen/Dining Room.

### KITCHEN/DINING ROOM

UPVC double glazed window and UPVC French-style doors opening to rear Garden. 26ft in Length, fitted kitchen comprising wall and base mounted units with work surfaces over, one and a half bowl sink and drainer, tiled splash backs, integrated electric oven and four-ring gas hob with extractor hood over, integrated dishwasher and washer/dryer, integrated fridge/freezer, space for Dining Table, radiator, wall mounted gas fired boiler, television points, Amtico flooring.

### FIRST FLOOR LANDING

UPVC double glazed window to front aspect, stairs rising from Ground Floor, stairs rising to Second Floor, airing cupboard housing hot water tank, doors to Bedrooms Two and Three, Family Bathroom and Master Bedroom.

### MASTER BEDROOM

UPVC double glazed window to front aspect, radiator, Dressing Area with built-in wardrobes, television point, door to Ensuite.

### ENSUITE

UPVC double glazed window to rear aspect, three-piece suite comprising WC, wash hand basin, double-length shower cubicle, extractor, heated towel rail, fully tiled.







## BEDROOM TWO

UPVC double glazed window to rear aspect, television point, radiator.

## BEDROOM THREE

UPVC double glazed window to front aspect, television point, radiator.

## BATHROOM

UPVC double glazed window to rear aspect, three-piece suite comprising side panel bath with shower over and glass screen, WC and wash hand basin, shaver point, fully tiled.

## SECOND FLOOR LANDING

Stairs rising from First Floor, doors to Bedrooms Four & Five and Shower Room.

## BEDROOM FOUR

Dual aspect room with dormer window to front aspect and Velux to rear, radiator, television point.

## BEDROOM FIVE

Dual aspect room with dormer window to front aspect and Velux to rear, radiator, television point.

## GARDEN

Timber panel fence and brick wall enclosed, primarily laid to lawn, decking area for outside dining and entertaining, paved patio area, water tap, outside power points, outside lighting, side gated access, personnel door to Garage.

## GARAGE

Up and over door, power and light connected, eaves storage.

Parking in front for several vehicles.

## GENERAL

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.











TOTAL FLOOR AREA : 1871 sq.ft. (173.9 sq.m.) approx.

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## FAQ'S

Council Tax Band: F

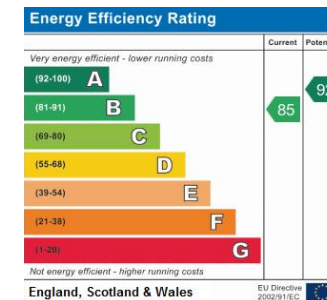
Rear Garden Aspect: South/West

Lower School Catchment: St Andrews East

Middle School Catchment: Edward Peake

Upper School Catchment: Stratton

Water Meter: No



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



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