



Offers in Excess of:

£475,000

51 Walker Mead

Biggleswade, SG18 8GW

- Four Double Bedrooms
- Detached Family Home
- 21ft Kitchen/Dining Room
- Lounge with Bay-window

- South Facing Garden
- Garage and Parking
- Immaculate Condition Throughout
- Close to Amenities

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PROPERTY SUMMARY

Harvey Robinson estate agents in Biggleswade are delighted to offer for sale this immaculately presented four double bedroom detached family home within the popular and sought-after Kings Reach development. Constructed in 2016 by Martin Grant Homes to The Dunton design, the spacious accommodation spread over three floors in brief consists of an Entrance Hall, Cloakroom, Lounge and a 21ft upgraded Kitchen/Dining Room to the Ground Floor. Three double Bedrooms and a Family Bathroom are located on the First Floor. The Master Bedroom with an Ensuite occupies the Second Floor. Outside, the property has a low maintenance South-facing Garden with a paved patio area for seating. Off-road parking for two vehicles leads to an over-sized single Garage. Located a short distance from Central Square with amenities to include a local convenience store, primary schooling, a newly opened café and takeaway outlets 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

Door to front aspect, Amtico flooring, under stairs storage cupboard, radiator, doors to Cloakroom, Lounge and Kitchen/Dining Room, stairs rising to First Floor.

CLOAKROOM

UPVC double glazed window to front aspect, two piece suite comprising WC and wash hand basin, splash back, Amtico flooring, radiator.

LOUNGE

UPVC bay window to front aspect, television point, radiator, glazed French-style doors opening to Kitchen/Dining Room. There is potential to open up the fireplace that is currently professionally covered over.

KITCHEN/BREAKFAST ROOM

UPVC double glazed window to rear aspect, UPVC French-style doors opening to rear Garden. Upgraded kitchen comprising wall and base mounted units with granite worktops over, inset stainless steel one and a half bowl sink, integrated double oven, gas hob with extractor hood over, integrated appliances to include a fridge/freezer and dishwasher, space for a washing machine, cupboard housing wall mounted gas fired boiler, space for dining table, Amtico flooring.

LANDING

Stairs rising from Ground Floor, airing cupboard, doors to Bedrooms Two, Three and Four and a Family Bathroom, stairs rising to Second Floor.

BEDROOM TWO

UPVC double glazed window to front aspect, radiator.

BEDROOM THREE

UPVC double glazed window to rear aspect, radiator.

BEDROOM FOUR

UPVC double glazed window to rear aspect, radiator.

FAMILY BATHROOM

UPVC double glazed window, four piece suite comprising WC, wash hand basin, side panel bath with shower attachment over, and a shower cubicle, heated towel rail, extractor, shaver point, ceramic tiled flooring.





LANDING

Stairs rising from First Floor, UPVC double glazed window to front aspect, storage cupboard, door to Master Bedroom.

MASTER BEDROOM

Dual aspect room with UPVC double glazed windows to front and rear aspects, two built-in double wardrobes, radiator, television point, loft access, door to Ensuite.

ENSUITE

UPVC double glazed window to rear aspect, three piece suite comprising WC, wash hand basin and a shower cubicle, part tiled, heated towel rail.

GARDEN

Timber panel and brick wall enclosed, low maintenance garden with an extended paved patio area and artificial turf, gravelled area and a timber storage shed. External power points and a water tap are also present. Side gated access and a personnel door to the oversized single Garage.

GARAGE

Single oversized garage with up and over door, power and lighting and eaves storage.

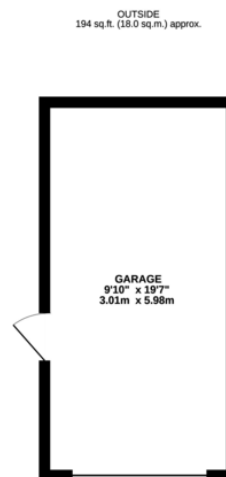
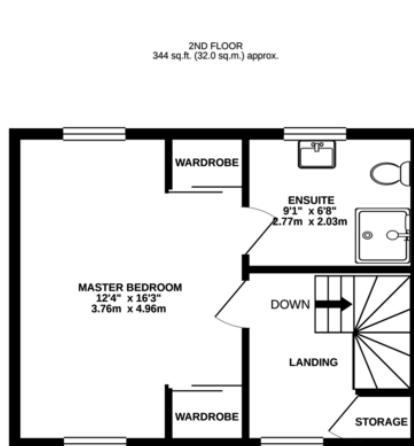
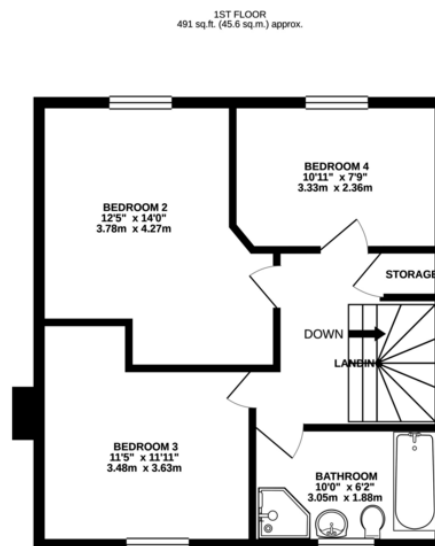
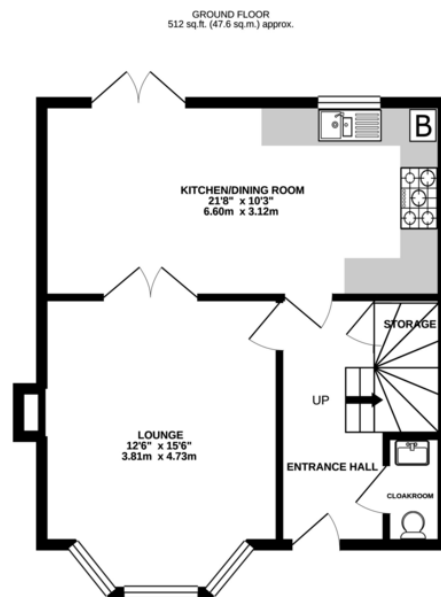
Off road parking in front of for two vehicles.

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.

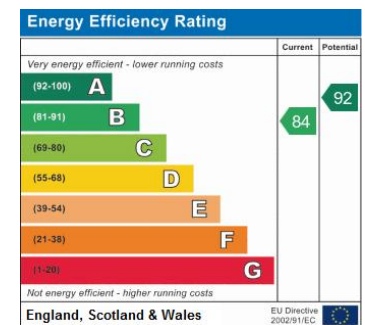






FAQs

Tenure: Freehold
Property Built: 2016
Council Tax Band: E
Water Meter: Yes
Loft Boarded: No
Rear Garden Aspect: South
Lower School Catchment: St Andrews East
Middle School Catchment: Edward Peake
Upper School Catchment: Stratton



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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