



HARVEY ROBINSON

Guide Price

£500,000

Brookbanks

Biggleswade, SG18 0QF



## PROPERTY SUMMARY

We are delighted to offer for sale this beautifully presented four-bedroom detached family home, ideally situated on the sought-after St. Andrews development in Biggleswade, boasting lovely open views.

Built in 2017, the property offers thoughtfully designed and spacious accommodation throughout. The ground floor features a welcoming entrance hall, a generous lounge with a bay window, a separate study, and a stylish open-plan kitchen/dining room with modern fittings, plus a useful utility room / cloakroom.

Upstairs, there are four well-proportioned bedrooms, including a main bedroom with an en-suite shower room, along with a well-appointed family bathroom.

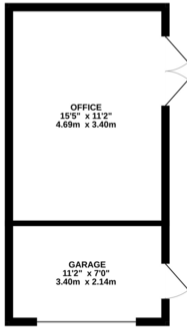
Outside, the home benefits from a private rear garden, a converted garage currently used as an office, and a driveway providing parking for two cars plus additional off-road parking.



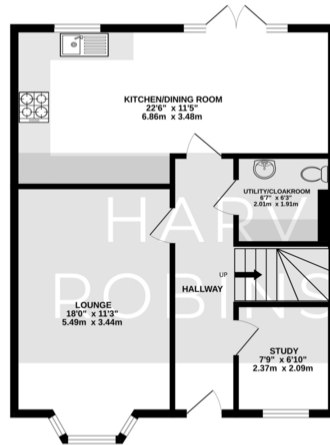




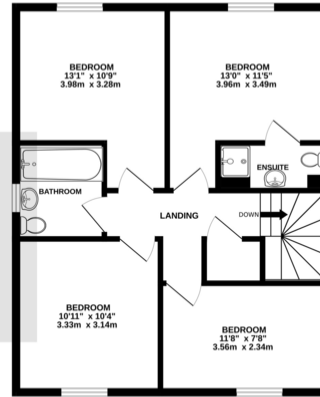
GARAGE  
250 sq.ft. (23.2 sq.m.) approx.



GROUND FLOOR  
628 sq.ft. (58.3 sq.m.) approx.



FIRST FLOOR  
607 sq.ft. (56.4 sq.m.) approx.



TOTAL FLOOR AREA: 1485 sq.ft. (137.9 sq.m.) approx.  
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## FAQs

Property Constructed: 2017

Rear Garden Aspect: South/East

Council Tax Band: D

Primary School Catchment: St Andrews East

Secondary School Catchment: Edward Peake / Stratton

Annual Estate Maintenance Charge: Circa

£169.00 p/a

Water Meter: Yes

Boiler Installed: 2017

Boiler Last Serviced: 2025

What3Words Location:

///painting.badge.consoles

EPC Rating: B



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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### OFFICE ADDRESS

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### CONTACT

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