



Exmoor Avenue, Biggleswade, SG18 0FN
£650,000

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LATCHAM ———
————— DOWLING

ESTATE AGENTS

*****STUNNING FOUR DOUBLE BEDROOM DETACHED FAMILY HOME OVERLOOKING FIELDS TO THE FRONT AND PRESENTED IN EXCEPTIONAL CONDITION THROUGHOUT*****

Tucked away towards the end of the sought after cul-de-sac and within the ever popular 'Maythorns' development, this striking and contemporary executive style family home is just a short walk from Edward Peake School and within easy reach of the town centre and mainline station.

Presented in show home condition throughout, this really is a 'turn key' property and with well proportioned accommodation over two floors including three separate reception rooms and a gorgeous open plan kitchen/ dining/ family room with a host of integrated appliances and also offering direct access out to the rear garden, a separate utility room and a cloakroom complete the ground floor layout. On the first floor there is a fabulous, bright and airy galleried landing, four double bedrooms (three of which with fitted wardrobes) an en suite shower room to the principle bedroom and a separate family bathroom.

There is an enclosed and landscaped rear garden offering a low maintenance artificial lawn and an extensive patio area, a garage which has been partially converted to provide an extremely useful separate work space/ store room, a driveway for two cars and even an EV charging point!!

This beautiful family home is offered for sale 'Chain Free' and has to be seen to fully appreciated!

Entrance Via





Entrance Hall

13'5 (max) x 9'9 (max) (4.09m (max) x 2.97m (max))

Cloakroom

5'2 x 3'8 (1.57m x 1.12m)

Living Room

18'0 x 11'9 (5.49m x 3.58m)

Dining Room

11'9 x 9'0 (3.58m x 2.74m)

Kitchen/ Dining/ Family Room

18'4 x 12'7 (5.59m x 3.84m)

Utility Room

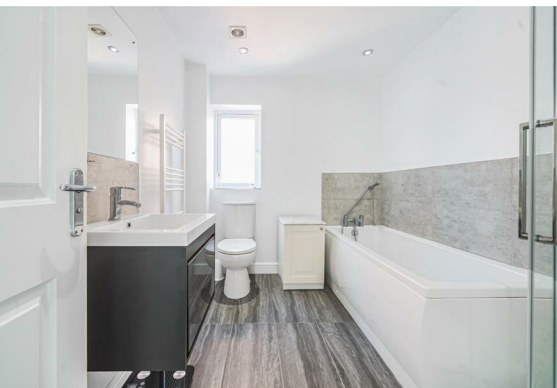
6'2 x 5'2 (1.88m x 1.57m)

Study

10'3 x 7'10 (3.12m x 2.39m)

First Floor Landing

19'0 (max x 9'7 (max) (5.79m (max x 2.92m (max))



Bedroom One

13'11 x 11'11 (4.24m x 3.63m)

En Suite Shower Room

7'6 x 5'6 (2.29m x 1.68m)

Bedroom two

12'0 x 11'4 (3.66m x 3.45m)

Bedroom Three

12'7 x 9'9 (3.84m x 2.97m)

Bedroom Four

10'2 x 9'10 (3.10m x 3.00m)

Family Bathroom

9'1 x 7'1 (2.77m x 2.16m)

Rear Garden

Garage And Work Space/ Store

Front Garden And Driveway

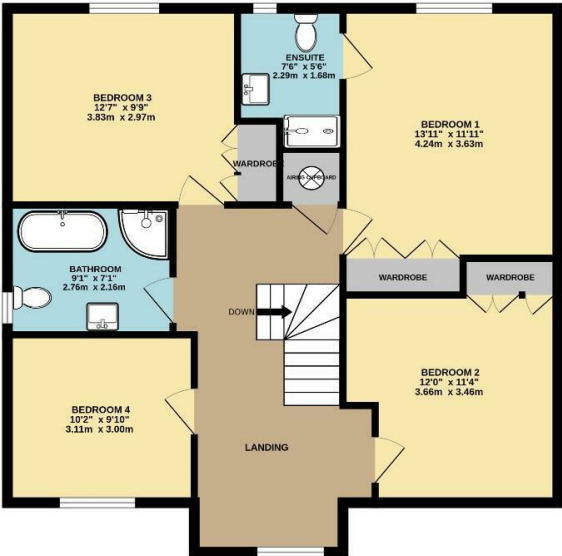
Agents Note



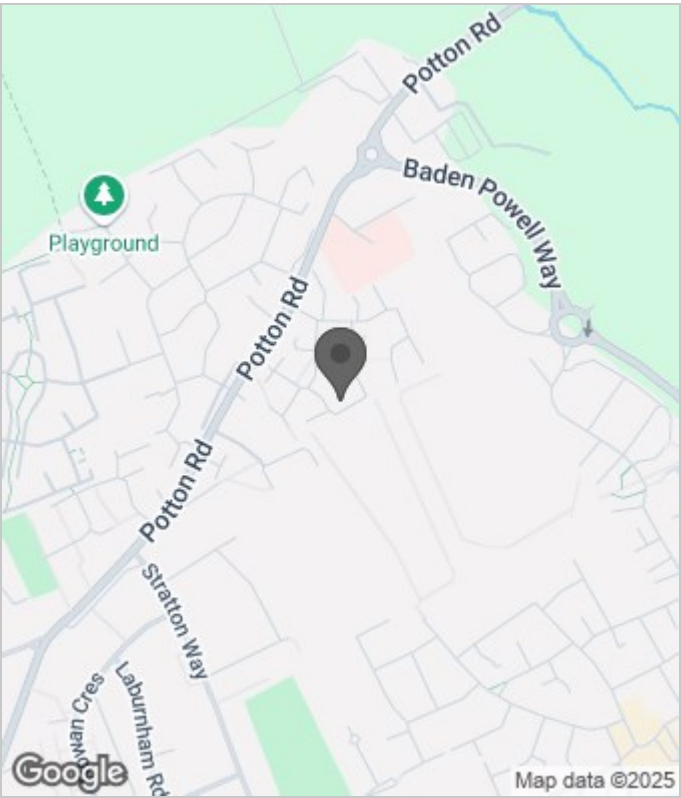
GROUND FLOOR
866 sq.ft. (80.5 sq.m.) approx.



1ST FLOOR
869 sq.ft. (80.7 sq.m.) approx.



TOTAL FLOOR AREA: 1735 sq.ft. (161.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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