



**21 London Road, Biggleswade, SG18 8ED**

**£2,000 Per Month**

A lovely, four bedroom detached family home dating back to the 1800's. The property is well located just of Biggleswade town centre giving easy access to shops and the railway station. The accommodation on the ground floor comprises of entrance hall, lounge, dining room, family room, kitchen, utility, cloakroom, upstairs there are four bedrooms and a family bathroom. Outside there is off road parking, a good sized rear garden and a useful brick built office. Available Late April 2023.

### Entrance Hall

Entrance door, stairs leading to first floor, radiator, door to garden.

### Lounge 13'10" x 12'0" (4.22 x 3.67)

Bay window to front, open fire with granite surround and tiled hearth, radiator, exposed floorboards.

### Dining Room 13'9" x 12'0" (4.21 x 3.67)

Bay window to front, radiator,

### Family Room 13'9" x 8'0" (4.21 x 2.44)

Two fitted cupboards, radiator, window to rear.

### Lounge 13'10" x 12'0" (4.22 x 3.67)

Bay window to front, radiator, open fire.

### Kitchen 13'10" x 10'3" (4.22 x 3.13)

Range of base and eye level units with roll top work surfaces, stainless steel sink unit with mixer tap, freestanding range cooker, integrated fridge, integrated dishwasher, tiled floor,

### Utility Room 12'3" x 7'8" (3.75 x 2.35)

Window to rear, door to garden, fitted base unit with butler sink above.

### Cloakroom

Suite comprising of low level w.c, wash hand basin.

### Landing

Window to rear, airing cupboard.

### Bedroom One 14'2" x 12'0" (4.32 x 3.67)

Window to front, radiator, feature fireplace.

### Bedroom Two 14'2" x 12'0" (4.33 x 3.67)

Window to front, radiator.

### Bedroom Three 14'2" x 7'11" (4.33 x 2.43)

Window to rear, radiator.

### Bedroom Four 14'2" x 7'11" (4.32 x 2.43)

Window to side, radiator.

### Bathroom

White suite comprising of fully tiled shower cubicle, enclosed bath with mixer tap, wash hand basin, fully tiled walls, window to rear.

### Cloakroom

Low level w.c, wash hand basin.

### Outside Office 12'11" x 9'8" (3.96 x 2.95)

Brick built, door to front, windows to all sides.

### Front Garden

Gravelled driveway providing off road parking, gated access to rear.

### Rear Garden

A good sized, fully enclosed garden with path extending to the rear, gated access to front, large selection of mature trees and shrubs, large garden shed.

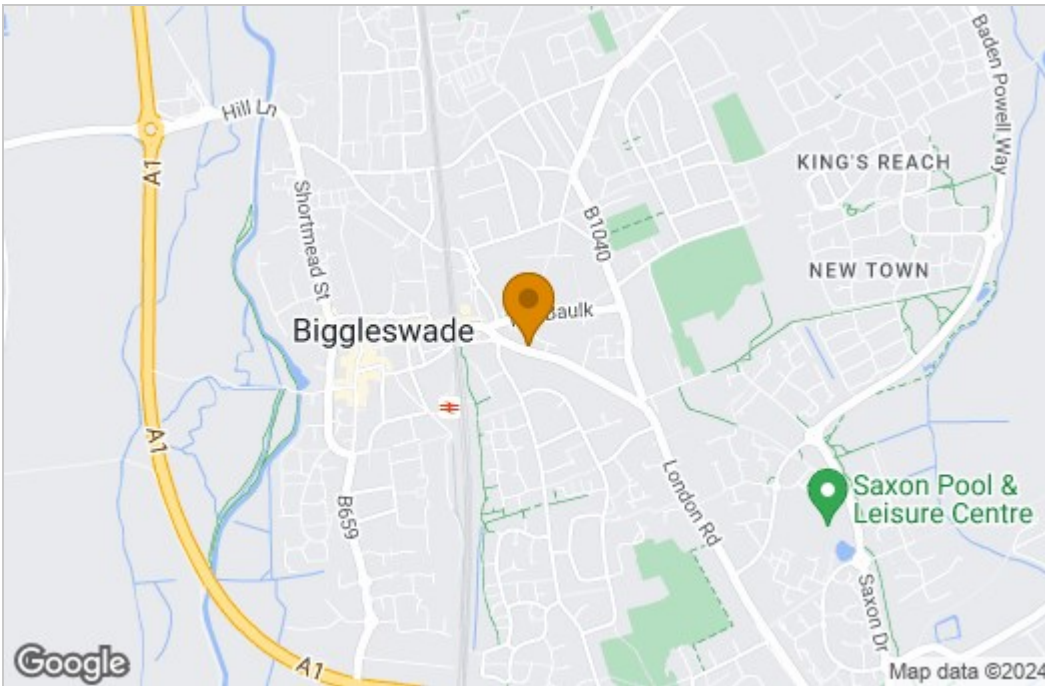
### Agents Notes

Deposit £2307.

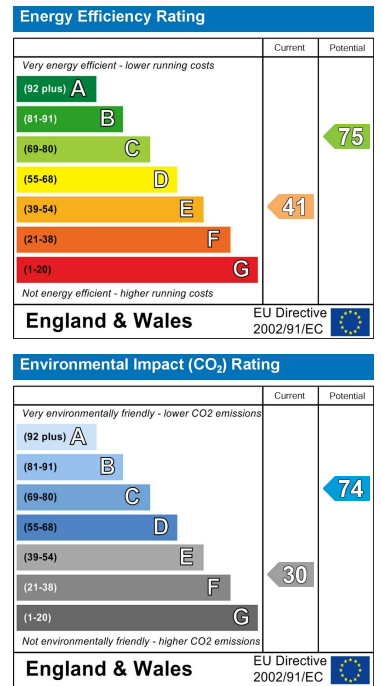
Six month tenancy term to start. Longer available.  
Council Tax band F.

# Floor Plan

## Area Map



## Energy Efficiency Graph



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