

London Road, Biggleswade - SG18 8ED

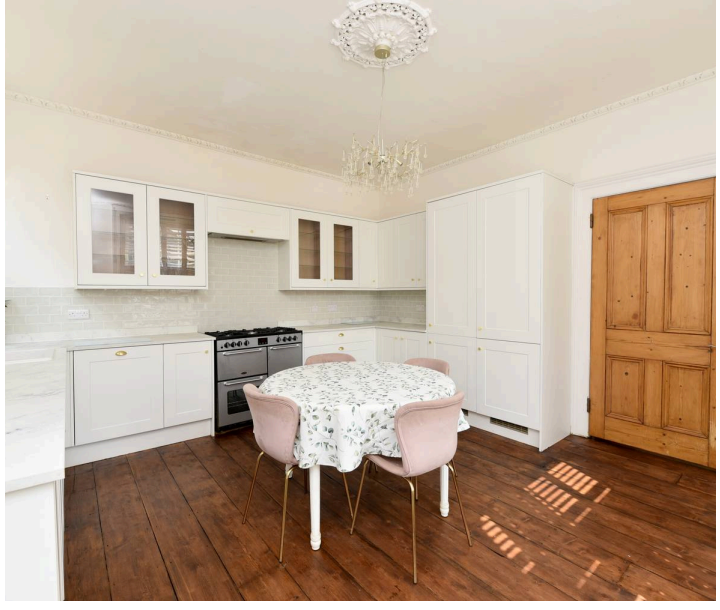
Guide Price £600,000

HARVEY ROBINSON

- FOUR-BEDROOM DETACHED FAMILY HOME
- BEAUTIFULLY REFITTED KITCHEN/DINING ROOM
- BEAUTIFUL STAINED GLASS WINDOW TO THE FIRST-FLOOR LANDING
- ANNEXE OR LODGER POTENTIAL
- THREE BATHROOMS/SHOWER ROOMS
- CELLAR PROVIDING EXCELLENT STORAGE
- WRAP AROUND GARDEN
- ALLOCATED PARKING FOR 2 CARS
- WALKING DISTANCE TO BIGGLESWADE TOWN CENTRE AND MAINLINE RAILWAY STATION
- IDEAL FOR FAMILIES, COMMUTERS AND MULTI-GENERATIONAL LIVING















A rare opportunity to acquire this substantial and versatile four-bedroom detached residence, extending to approximately 1,851 sq.ft. of flexible accommodation and occupying a generous plot with wrap-around gardens. Beautifully suited to modern family life, the home also offers excellent annexe or lodger potential, making it ideal for multi-generational living while retaining the flexibility to be enjoyed as one impressive family home.

The accommodation is entered via a welcoming entrance hall, leading to a spacious lounge, perfect for relaxing or entertaining. The heart of the home is the impressive refitted kitchen/dining room, offering ample space for family meals and social occasions, whilst a separate kitchen/utility room provides further practicality.

One of the property's standout features is its versatile ground floor layout. A separate section of the home comprises a generous double bedroom, shower room and kitchen/utility, creating an ideal space for an elderly relative, independent teenager, guest suite or potential rental accommodation (subject to any necessary consents). Equally, buyers looking for a more traditional family home will appreciate the potential to reconfigure the ground floor, with scope to open up the hallway and seamlessly integrate the annexe accommodation into the main house (subject to the necessary structural investigations and approvals), creating a more conventional family layout.

The cellar provides excellent additional storage, adding further practicality to this already spacious home.

To the first floor, a spacious landing is enhanced by a beautiful stained glass window, flooding the space with natural light while adding charm and character. There are three further generously sized double bedrooms, a beautiful shower room and family bathroom and separate WC, providing excellent convenience for busy households. Additionally there is a utility room and storage cupboard.

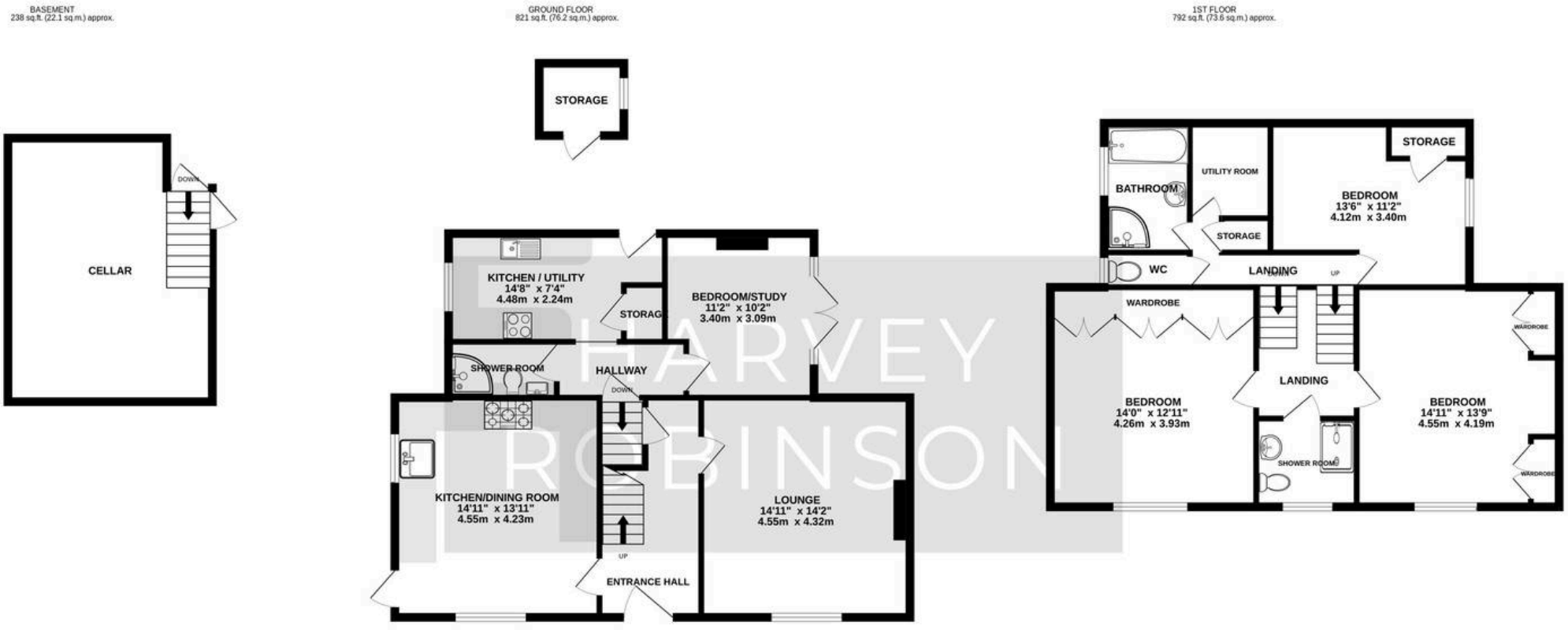






Council Tax band: F

Tenure: Freehold



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TOTAL FLOOR AREA : 1851 sq.ft. (172.0 sq.m.) approx.

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FAQ'S

Tenure: Freehold

Council Tax Band: F

Kitchen fitted: June 2021

First floor shower room fitted: 2023

Water Meter: Yes

Boiler Last Serviced: February 2026

Loft Boarded: Part boarded

Vendor Onward Movements: No Onward Chain

Rear Garden Aspect: North East

Primary School Catchment: Lawnside, Biggleswade Academy

Secondary School Catchment: Edward Peake, Stratton

What3Words Location: ///lanes.spouting.stands

EPC Rating: C

Original wood flooring downstairs, recently sanded and re-stained

Original Baxi log burning fireplace, chimney swept regularly

Rear garden landscaped in 2024

Front garden landscaped in 2022

Brand new sash windows and shutters installed 2023

Fitted wardrobes installed 2022

SERVICES

Heating: Gas Central Heating

Electricity: Mains

Water: Mains

Sewage: Mains

TRAVEL

Distance to A1: 1.1 miles

Biggleswade Railway Station: 0.5 miles walking

Cambridge: 20.6 miles

Bedford: 12.1 miles

Milton Keynes: 28.3 miles

London: 45.8 miles

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