



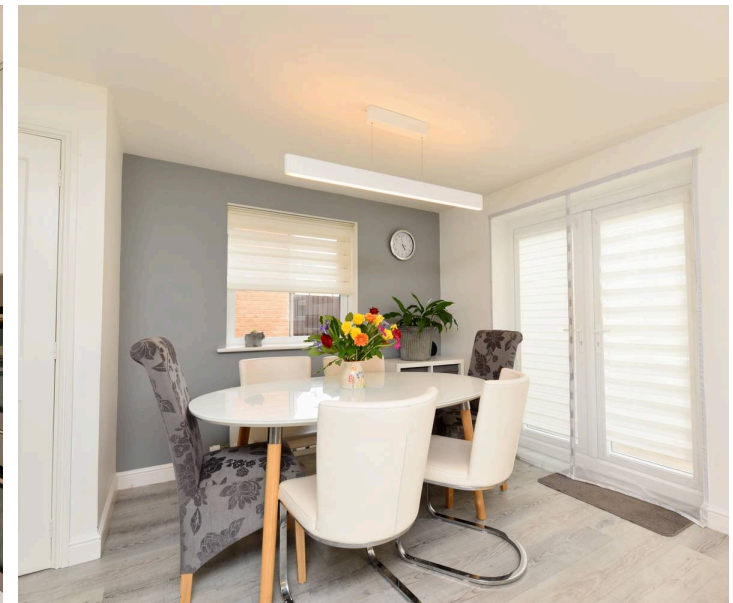
29 Devon Drive, Biggleswade - SG18 0FJ

Guide Price £475,000



HARVEY
ROBINSON

- FOUR BEDROOM FAMILY HOME
- DETACHED CONVERTED ANNEX
- MODERN FITTED KITCHEN/DINING ROOM
- LIVING ROOM WITH BAY WINDOW
- MAIN BEDROOM WITH DRESSING AREA + EN-SUITE
- FOUR-PIECE FAMILY BATHROOM + DOWNSTAIRS CLOAKROOM
- ENCLOSED REAR GARDEN
- GATED DRIVEWAY FOR MULTIPLE VEHICLES
- CLOSE TO AMENITIES AND SCHOOLING
- WELL PRESENTED THROUGHOUT





We are delighted to offer this well presented four double bedroom detached family home with a detached annex space, situated within the desirable Hawthornes Development. Offering spacious and versatile accommodation, the property is ideal for growing or extended families seeking both comfort and practicality. The ground floor comprises a welcoming entrance hall, a convenient cloakroom, and a lounge featuring a beautiful bay window. The impressive kitchen/dining room was refitted in 2022 with a range of integrated appliances and provides ample space for family dining and entertaining, with French doors opening directly onto the garden.

The first floor hosts four double bedrooms. The principal bedroom benefitting from its own dressing area and a en-suite shower room, while the other bedrooms are served by a modern four-piece family bathroom.

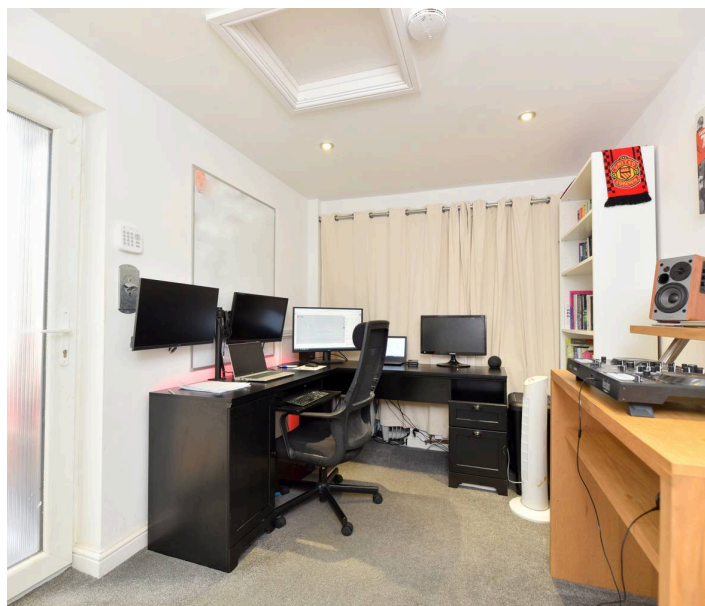
Externally, the attractive garden features multiple patio seating areas with the remainder laid mainly to lawn, creating the perfect space for outdoor dining and entertaining. The annex was professionally converted from the detached garage and features French doors onto the garden, a separate living and bedroom with an en-suite shower room. The gated driveway in front provides off road parking for multiple vehicles.

LOCATION AND AMENITIES

This well-cared-for property is conveniently located for families, with primary and secondary schooling nearby, as well as local amenities within easy reach. Biggleswade Town Centre is just over a mile away, offering a variety of shops, bars, and restaurants, along with big-brand retailers at the nearby retail park. For commuters, the mainline train station provides fast and direct services to London King's Cross and St Pancras in under 40 minutes.

Council Tax band: E

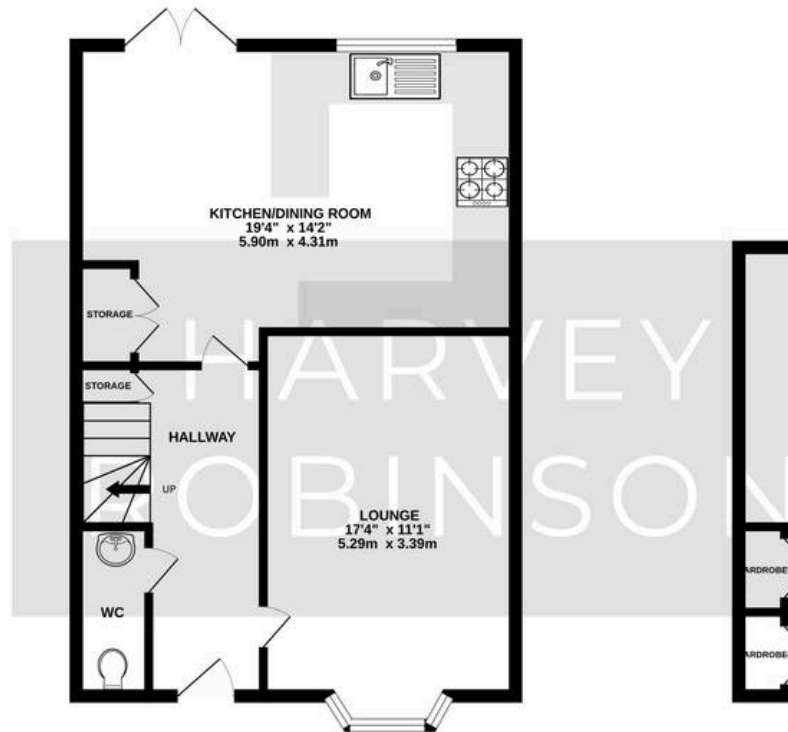
Tenure: Freehold



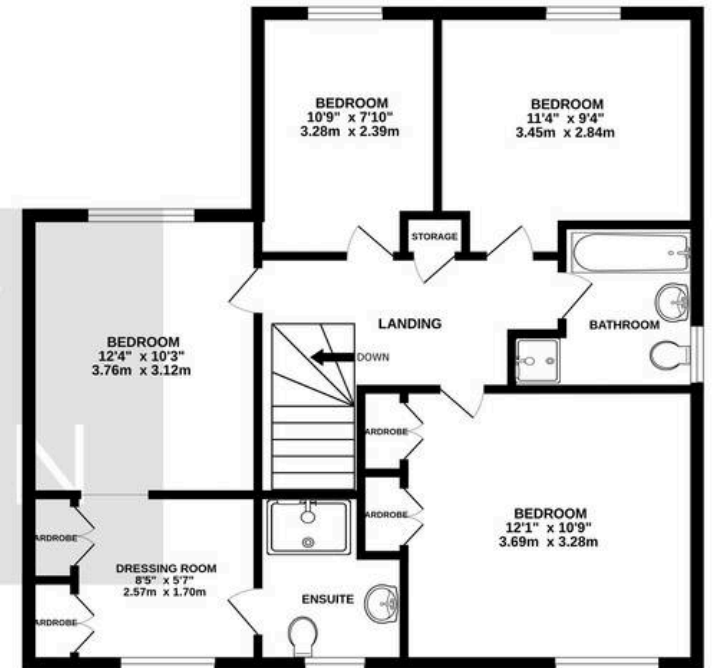
ANNEX
263 sq.ft. (24.5 sq.m.) approx.



GROUND FLOOR
561 sq.ft. (52.2 sq.m.) approx.



FIRST FLOOR
756 sq.ft. (70.2 sq.m.) approx.



TOTAL FLOOR AREA : 1580 sq.ft. (146.8 sq.m.) approx.
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FAQ'S

Property Tenure: Freehold

Property Constructed: 2010's

Rear Garden Aspect: North-West

Council Tax Band: E

Primary School Catchment: St Andrews East / Lawnside

Secondary School Catchment: Edward Peake / Stratton

Annual Estate Maintenance Charge: Circa £110.00 p/a

Boiler Installed: Unknown

Boiler Last Serviced: 11/08/2026

Kitchen: Refitted 2022

Loft Boarded: Partially with fitted ladder

What3Words Location: ///swipes.spending.sculpting

SERVICES

Heating: Gas Central Heating

Electricity: Mains

Water: Mains

Sewage: Mains

TRAVEL

Distance to A1: 1.6 miles

Biggleswade Railway Station: 1.3 mile walk

Cambridge: 21.1 miles

Bedford: 13.1 miles

Milton Keynes: 28.8 miles

London: 46.5 miles

