



Beech Avenue

Biggleswade,
Bedfordshire, SG18 0EN
£385,000

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For Sale

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Situated on the highly sought-after Fairfield development, this well presented three-bedroom family home must be viewed to fully appreciate the space, versatility, and quality of accommodation on offer.

The property offers flexible and versatile accommodation throughout, making it well suited to modern family living. To the front of the property is a reception room that can be utilised as a fourth bedroom, study, playroom or home office, ideal for growing families or those working from home. The ground floor also features a stylish fitted kitchen/breakfast room, creating the perfect hub of the home for both everyday living and entertaining. To the rear, a spacious living/dining room measuring in excess of 20ft provides an excellent space for relaxing and hosting guests, with plenty of room for both lounge and dining furniture. Completing the ground floor is a conveniently positioned utility room with a separate W.C.

On the first floor, there are three very well proportioned double bedrooms, and a practical three-piece family bathroom including a corner bath with shower over, W.C. and wash hand basin.

Externally, the property includes a well-sized garden, mostly laid to lawn with raised bed borders, and a patio area ideal for entertaining. To the front of the property there is a driveway, providing off-road parking for two cars.

Location

Biggleswade Town Centre is steeped with history, and is up & coming with all your amenities and a retail park. It also has great commuting links into London Kings Cross via train, good schooling and local cafes, restaurants and bars and has easy access directly onto the A1M and commutable links to the M1 and M11, and also within 15 miles of London Luton Airport.

(All purchasers must complete an AML and financial sanctions check once a sale is agreed (subject to contract). The check is carried out by our third-party provider at a cost of £60 including VAT per property, payable by the applicant(s)).

- Three double bedrooms
- Off road parking for two cars
- Study and utility room
- Eat-in kitchen
- Close to town & station
- Living room in excess of 20ft









All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

Viewing by appointment only

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