



HARVEY ROBINSON

Guide Price

£600,000

6 Brookbanks

Biggleswade, SG18 0QF

We are delighted to offer for sale this immaculately presented four double bedroom executive detached family home located in an enviable position within the St Andrews development in Biggleswade. Constructed by Bellway Homes in 2017 this stunning home, overlooking open fields to the front, in brief consists of an entrance hall, cloakroom, a study, a family room with a bay window to the front, a large spacious fully integrated kitchen/dining room and a good sized lounge completing the internal downstairs living accommodation. UPVC French-style doors lead out to the garden from both the lounge and kitchen/dining room. Four good size bedrooms with fitted wardrobes, ensuite facilities to both bedroom one and two, as well as a family bathroom can be found occupying the first floor. Outside, the property has an enclosed low maintenance south facing landscaped garden with a patio area perfect for outside dining and entertaining. The generous sized garden has access directly into the garage as well as gated access to the driveway with parking for two cars. Located within a cul-de-sac with beautiful views to the front, this would make an ideal family home with schooling, both Primary and Secondary located nearby as well as local amenities a short distance away. Biggleswade Town is located just over 1 mile away with various shops, bars and restaurants to choose from with further big-brand shopping located at the Retail Park on the outskirts of the town. The mainline train station provides access into London Kings Cross and London St Pancras within 40 minutes making it ideal for the commuter. Viewings come highly recommended to appreciate the size of the accommodation on offer and can be arranged by contacting our Biggleswade estate agent offices.

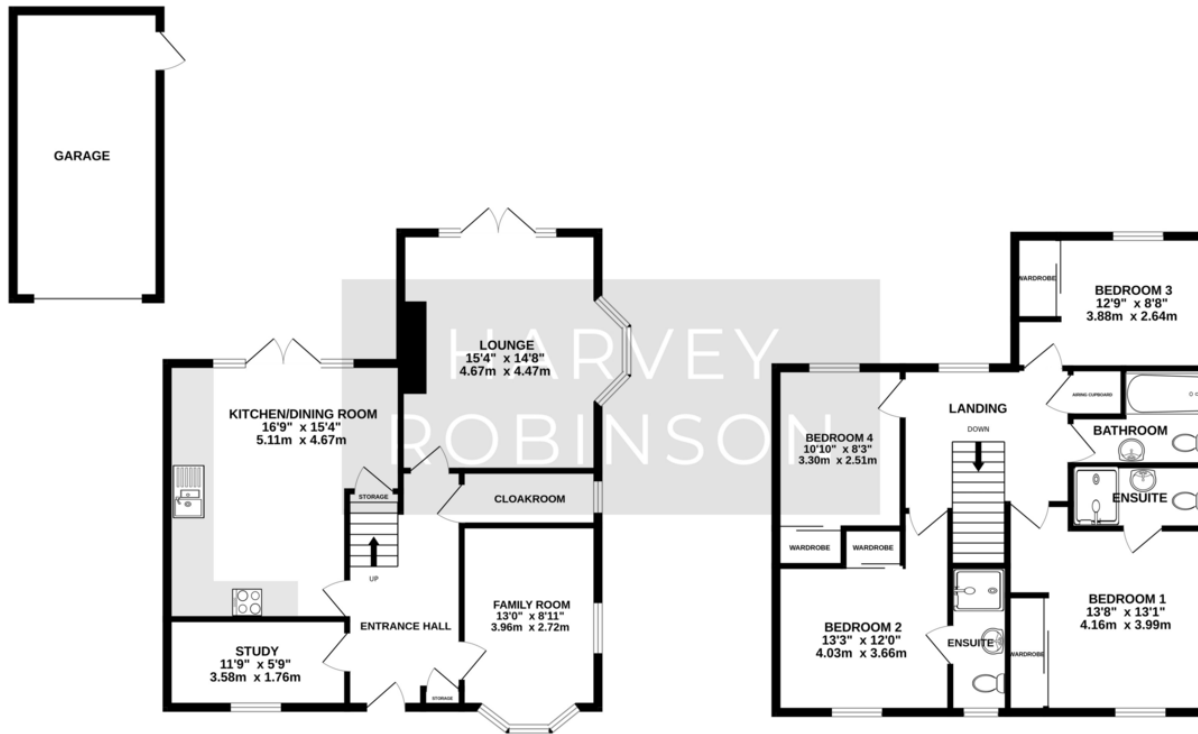
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GROUND FLOOR
935 sq.ft. (86.8 sq.m.) approx.

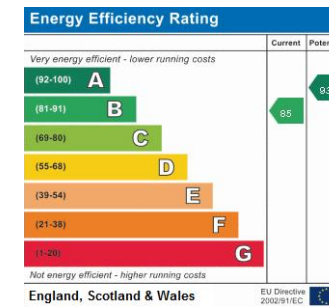
1ST FLOOR
750 sq.ft. (69.7 sq.m.) approx.



TOTAL FLOOR AREA: 1685 sq.ft. (156.6 sq.m.) approx.
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FAQs

Property Tenure: Freehold
 Property Built: 2017
 Rear Garden Aspect: South-East facing
 Council Tax Band: F
 Energy Efficiency Rating: B
 Lower School Catchment: St Andrews East
 Middle School Catchment: Edward Peake
 Upper School Catchment: Stratton
 Annual Estate Maintenance Charge: £197.13
 What3Words Location:///diverged.exactly.humid



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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