



Wakes Row, Biggleswade, SG18 0PN
Asking price £425,000

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LATCHAM ———
——— DOWLING

ESTATE AGENTS

*****GORGEOUS THREE DOUBLE BEDROOM DETACHED FAMILY HOME ON THE EVER POPULAR ST ANDREWS PARK DEVELOPMENT*****

Latcham Dowling Estate Agents are delighted to bring to the market this immaculate detached family home, situated in a quiet location within this extremely popular residential location. This lovely property offers a large dual aspect open plan kitchen/ dining room (with a range of integrated appliances) and a spacious dual aspect lounge with French doors opening out to the superb landscaped rear garden. On the first floor are three well proportioned double bedrooms, with an en suite shower room to bedroom one and a separate family bathroom. The current owners have also converted the detached garage into a fully functional office space and separate gym. Viewing is essential to fully appreciate this brilliant family home!!!



Entrance Via

Entrance Hall

6'11 x 5'6 (2.11m x 1.68m)

Cloakroom

5'9 x 3'9 (1.75m x 1.14m)

Lounge

19'5 x 10'2 (5.92m x 3.10m)

Kitchen/ Dining Room

19'5 x 15'5 max (5.92m x 4.70m max)

First Floor Landing

9'8 max x 5'3 (2.95m max x 1.60m)

Bedroom One

13'10 max x 10'5 (4.22m max x 3.18m)

En Suite Shower Room

6'11 x 4'8 (2.11m x 1.42m)





Bedroom Two
12'3 max x 10'7 (3.73m max x 3.23m)

Bedroom Three
8'11 x 8'7 (2.72m x 2.62m)

Family Bathroom
7'8 x 7'1 (2.34m x 2.16m)

Rear Garden

Converted Garage

Office Area
11'2 x 10'7 (3.40m x 3.23m)

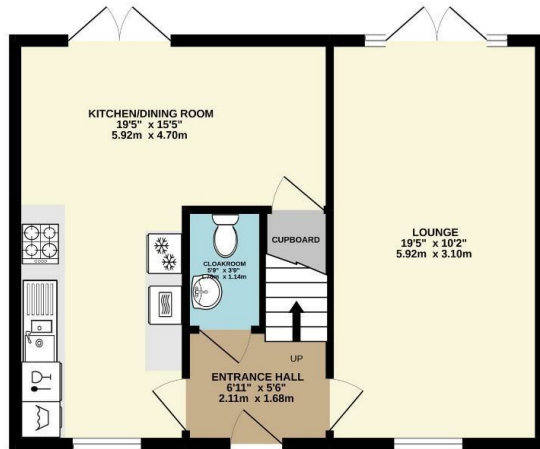
Gym Area
11'11 x 11'2 (3.63m x 3.40m)

Outside Front

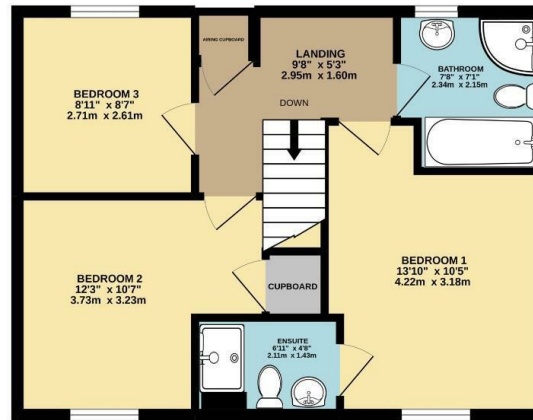
Agents Note



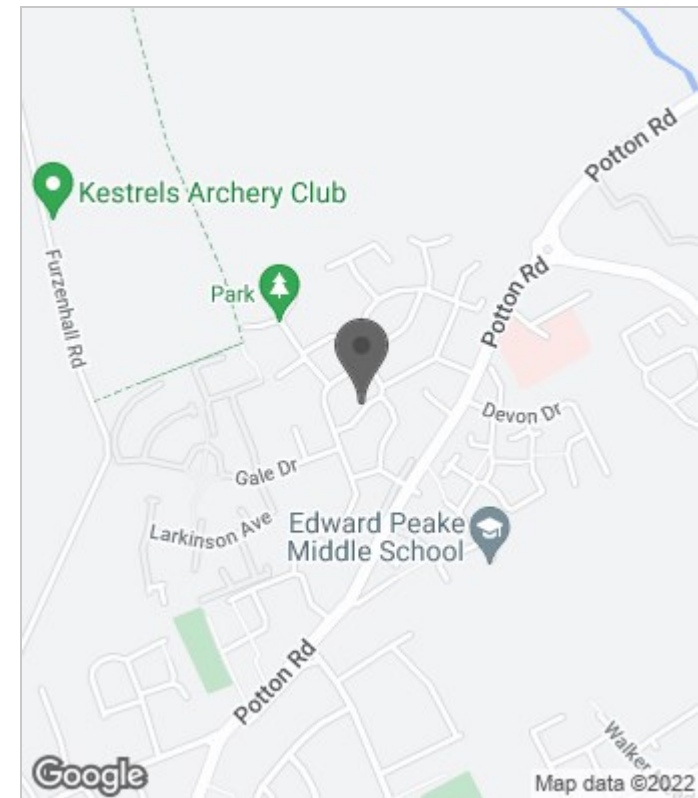
GROUND FLOOR
492 sq.ft. (45.7 sq.m.) approx.



1ST FLOOR
497 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA : 989 sq.ft. (91.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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