



6 Eagle Farm Road, Biggleswade, SG18 8JD

 THOMAS MORRIS

Offers in excess of: £900,000 Freehold

Eagle Farm Road, Biggleswade, SG18 8JD

- Freehold
- Four Double Bedrooms,
- Full Renovation & Extension
- Stunning Kitchen/Dining Room
- Dual Aspect Bi-fold Doors to Rear Garden
- Stunning Ensuite and Family bathroom
- Garage and Ample Parking
- Central Location Yet a Secluded Setting
- The Perfect Home for Entertaining
- Garden Room Leading to Outdoor Seating Area
- In Excess of 80ft of Rear Garden
- Mezzanine Snug Servicing Main Bedroom
- Dressing Room to Main Bedroom
- Separate Utility Room
- 0.5 Miles from Mainline Station to London.
- Energy Rating C / 73

Introducing Your Dream Home in a Central Yet Secluded Setting!

Welcome to this magnificent property that offers a perfect blend of contemporary luxury and classic charm. With four spacious double bedrooms, fully renovated and extended to an exceptional standard, this home is sure to capture your heart.

As you step inside, you'll be immediately struck by the beautifully designed interior. The centrepiece of this home is the stunning kitchen and dining room, ideal for hosting family gatherings and entertaining friends. Dual aspect bi-fold doors open to reveal an enchanting rear garden, seamlessly connecting the indoor and outdoor living spaces respectively.

On the first floor, the master bedroom boasts a mezzanine snug, perfect for relaxing with a good book or enjoying a cup of coffee. Additionally, you'll find a spacious dressing room, providing ample storage and a touch of luxury.



Accommodation

Ground Floor

Hallway

Living Room 17'10" x 20'9" (5.44m x 6.32m).

Kitchen/Dining Room 27'2" x 11'9" (8.28m x 3.58m).

Cloakroom

Laundry Room



First Floor

Landing

Bedroom 23'7" x 11'7" (7.2m x 3.53m).

En-Suite Bathroom 10'11" x 8'10" (3.33m x 2.7m).

Dressing Room 9'6" x 8'5" (2.9m x 2.57m).

Bedroom 9' x 11'10" (2.74m x 3.6m).

Bedroom 10'10" x 8 (3.3m x 8).

Bedroom 8'6" x 8'9" (2.6m x 2.67m).

Family Bathroom



Outside

Mature Enclosed Rear Garden

Garden Room & Cover BBQ Area

Garage 15'9" x 8'9" (4.8m x 2.67m).

Ample Drive way

The property also includes a garden room that leads to a versatile outdoor seating area, perfect for enjoying the natural beauty that this home's in excess of 80-foot rear garden has to offer.

With a garage and ample parking, this home is as practical as it is beautiful. It's a perfect place for hosting gatherings, whether it's a barbecue in the garden or a cozy evening in the garden room.

Convenience and accessibility are also key features of this home, as it is just 0.5 miles from the main line station into London Kings Cross/St. Pancras. With that in mind you really do have the best of both worlds, a tranquil retreat to call home and easy access to the vibrant heart of the city.

Don't miss the chance to make this remarkable property your own. It's the perfect place to call home, offering a luxurious and secluded lifestyle while keeping you connected to the bustling city.

To conform with government Money Laundering Regulation 2017, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable directly to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.



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