



20 Larkinson Avenue, Biggleswade, SG18 0RF



Asking Price: £450,000

Freehold

20 Larkinson Avenue, Biggleswade, SG18 0RF

- Prominent Location
- Executive Family Home
- Sought After & Popular Development
- Three Double Bedrooms
- 1 Mile walk to Train Station
- Kitchen/Dining/Family Room
- Double Fronted
- Oversized Garage
- Freehold
- EPC 84/B

Experience modern living in this executive, double-fronted detached home located just a short walk from town centre amenities and only 1 mile from the train station. The property seamlessly combines style and functionality.

The spacious front-to-back living room opens up to the rear garden through double doors, creating a versatile indoor-outdoor living experience. The impressive kitchen/dining/family room is perfect for hosting gatherings and also leads out to the garden for added entertainment potential. The downstairs is finished off with a cloakroom is conveniently located off the entrance hall.

Upstairs, you will find three generously sized bedrooms, including a master bedroom with its own en-suite bathroom. An additional four-piece family bathroom serves the remaining bedrooms. It is also worth noting the excellent size of the landing which the current owner uses conveniently as a home office. The property includes a private driveway, oversize garage with parking and electric vehicle charging.

Impeccably maintained, this home exudes modern elegance. The large, landscaped rear garden offers a private and tranquil outdoor space. Don't miss the chance to make this meticulously cared-for residence your own.

EPC - B/84

Property Type - Freehold

Local Authority - Central Beds

Council Tax Band - D



Accommodation

Ground Floor

Entrance Hall

Living Room 10'1" x 19'7" (3.07m x 5.97m).

WC

Kitchen 8'4" x 12'5" (2.54m x 3.78m).

Dining/Living Room 15'6" x 6'11" (4.72m x 2.1m).

First Floor

Landing/Office

Bedroom 1 10'3" x 11'8" (3.12m x 3.56m).

En-Suite

Bedroom 2 12'3" x 10'7" (3.73m x 3.23m).

Bedroom 3 8'11" x 8'7" (2.72m x 2.62m).

Family Bathroom

Outside

Ample Driveway Parking

Oversized Garage

Landscaped Rear Garden



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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