



Maunder Avenue, Biggleswade - SG18 8GP

Guide Price £535,000



HARVEY
ROBINSON

A substantial four-bedroom detached family home, thoughtfully extended and significantly improved by the current owners, offering approximately 1,402 sq ft of well-planned and versatile accommodation.

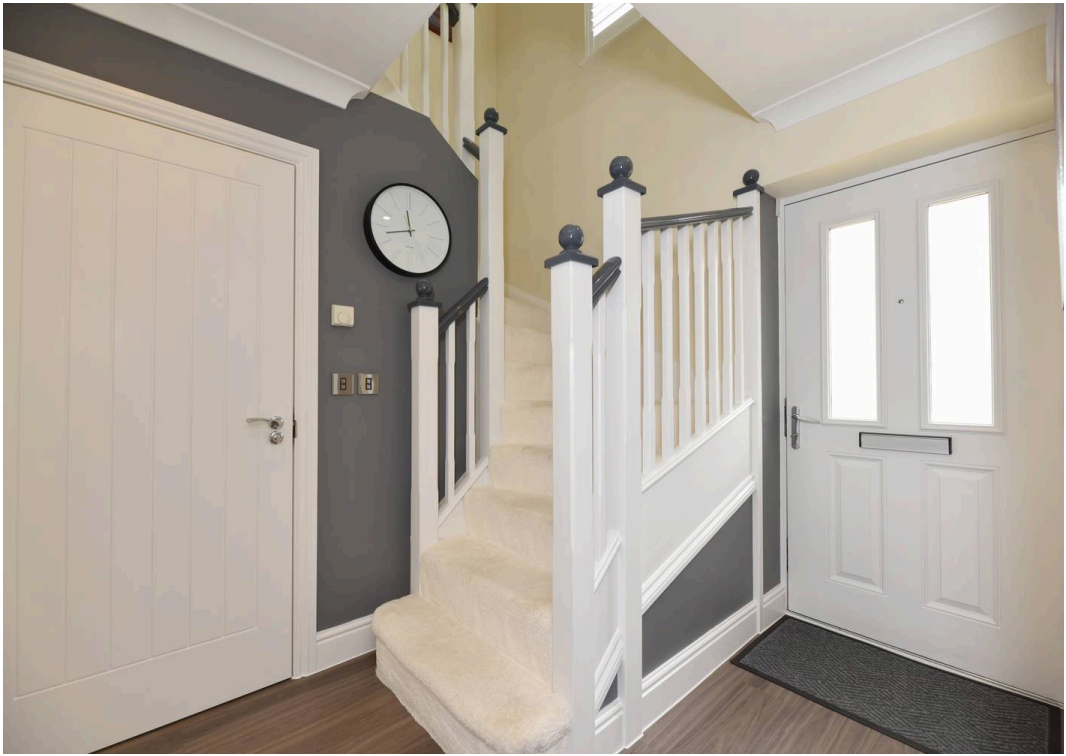
The ground floor offers an excellent balance of reception and family living space, beginning with a welcoming entrance hall leading into the impressive 19'8" lounge. The room features a box bay sash-style window with plantation shutters and flows through to the dining room.

The dining room is a particular feature of the home, with a vaulted glazed roof, additional glazing and French doors opening onto the rear garden. The electric opening roof windows allow the space to be enjoyed throughout the year and provide a bright and sociable area for both everyday family life and entertaining.

The dining room leads through to a superb, refitted kitchen, finished with handleless soft-close cabinetry, Quartz work surfaces and a range of thoughtful storage solutions. The kitchen is equipped with an induction hob, Neff extractor, three eye-level ovens including a microwave combination oven and twin Rangemaster sinks. French doors open directly onto the rear patio, with full height bifold shutters completing the space. A cloakroom completes the ground floor.

Upstairs, there are four well-proportioned bedrooms, with the principal bedroom benefiting from fitted mirrored wardrobes with internal lighting and a modern en-suite shower room. Bedroom two also benefits from fitted mirrored wardrobes and is positioned to the front of the home along with bedroom three, while bedroom four overlooks the rear garden. The family bathroom is fitted with a panelled bath and shower, wash hand basin, WC and heated towel rail. The first floor also benefits from fitted shutters throughout.





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Outside, the rear garden has been carefully landscaped and provides an excellent combination of patio and lawn, with established planting, shrubs and a row of trees creating an attractive backdrop. The extensive patio provides an ideal area for outdoor dining and entertaining.

The property also benefits from a landscaped front garden, driveway parking and a garage with roller doors to both the front and rear. The garage has power and lighting and provides convenient access through to the rear garden.

Further features include smart-home technology, with the ability to control elements of the property via iPad or mobile phone.

Overall, this is a particularly well-presented family home that combines generous accommodation with a high-quality contemporary finish. The combination of four bedrooms, excellent reception space, a superb kitchen, vaulted dining room, en-suite, landscaped gardens, garage and driveway makes this a home that offers both practicality and style.

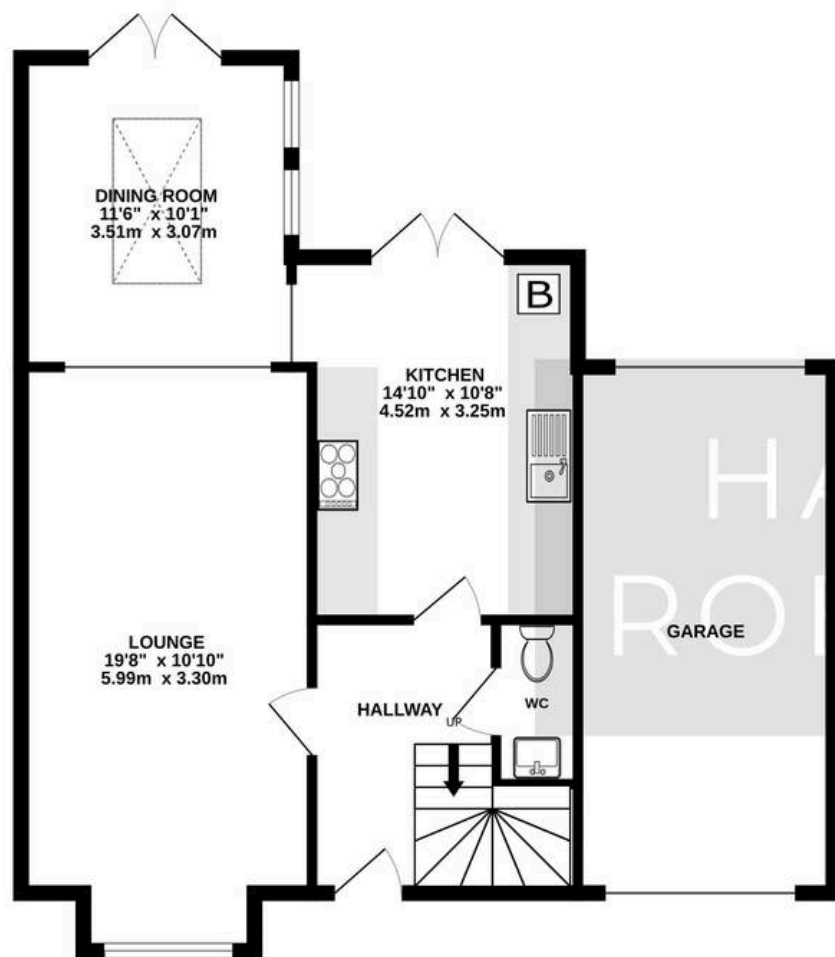
An internal viewing is highly recommended to appreciate the space and quality on offer.

Council Tax band: E

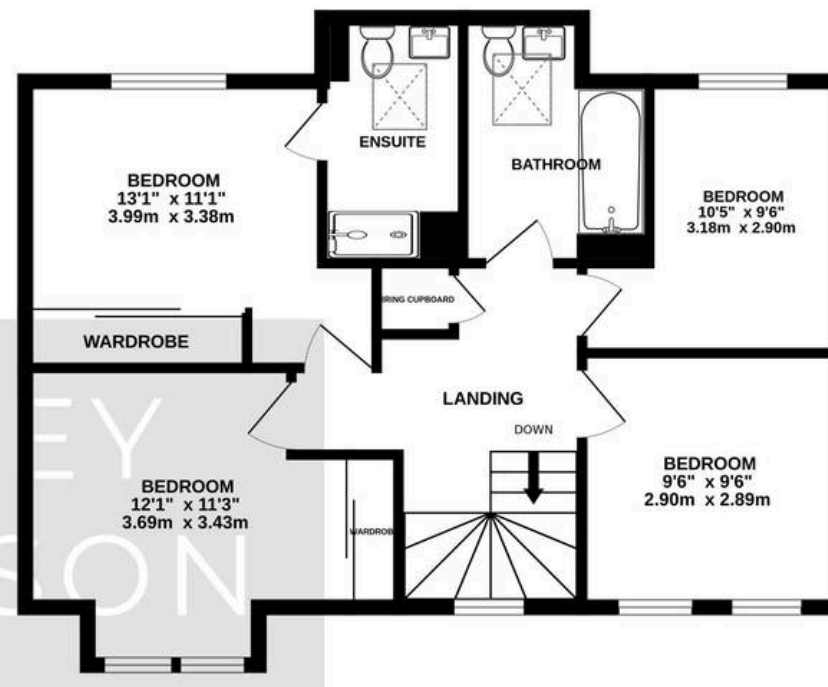
Tenure: Freehold



GROUND FLOOR
766 sq.ft. (71.2 sq.m.) approx.



FIRST FLOOR
623 sq.ft. (57.9 sq.m.) approx.



TOTAL FLOOR AREA : 1389 sq.ft. (129.0 sq.m.) approx.

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- FOUR BEDROOM DETACHED FAMILY HOME
- EXTENDED AND SIGNIFICANTLY IMPROVED
- APPROXIMATELY 1,402 SQ FT OF ACCOMMODATION
- IMPRESSIVE 19'8" LOUNGE
- STUNNING VAULTED GLAZED DINING ROOM
- REFITTED KITCHEN WITH QUARTZ WORK SURFACES
- EN-SUITE, FAMILY BATHROOM AND CLOAKROOM
- LANDSCAPED REAR GARDEN WITH ESTABLISHED PLANTING
- GARAGE WITH FRONT AND REAR ROLLER DOORS
- SMART HOME TECHNOLOGY AND DRIVEWAY PARKING

FAQ'S

Property Tenure: Freehold

Council Tax Band: E

Property Constructed: 2013

Loft Boarded: No

Garden facing: North

Water Meter: Yes

Boiler Installed: 2013

Boiler serviced: Aug 2026

Primary School Catchment: St Andrews East

Secondary School Catchment: Edward Peake / Stratton

EPC Rating: C

What3Words Location: [///interviewer.beginning.cook](https://www.what3words.com/interviewer.beginning.cook)

SERVICES

Heating: Gas Central Heating

Electricity: Mains

Water: Mains

Sewage: Mains

Broadband: FTTC (fibre to the cabinet)

Council Tax band: E

Tenure: Freehold

