



Taylor & Co
LAND & PROPERTY CONSULTANTS

**The Oxford – 3 Bedroom House,
Potton Road, Biggleswade, SG18 0EJ**

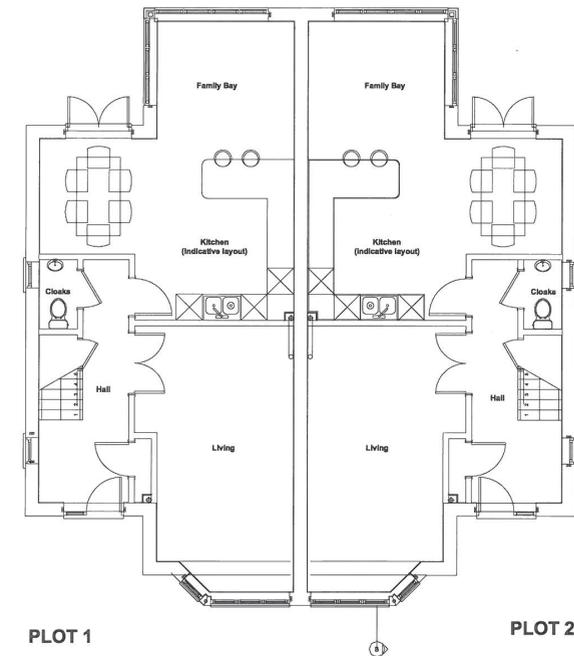
The Oxford, Potton Road, Biggleswade, SG18 0EJ

Sandyacres is a small development of five new three bedroomed homes due to be ready Autumn 2017.

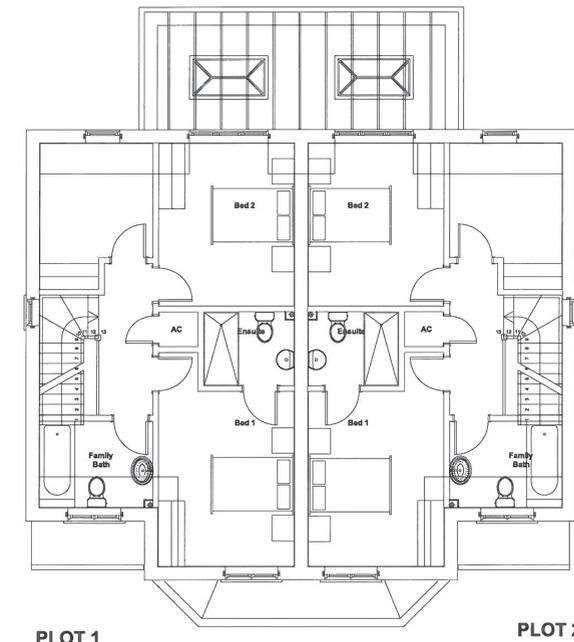


Plot 1 & 2	Length (m)	Width (m)	Length (ft.)	Width (ft.)
Kitchen/dinning	5.83	4.20	19.13	13.78
Family bay	3.15	3.00	10.33	9.84
Living	6.44	3.65	21.13	11.98 Inc Bay
Bedroom 1	4.04	3.13	13.25	10.27
Bedroom 2	3.77	3.13	12.37	10.27
Bedroom 3	3.39	2.60	11.11	8.53

NB: All dimensions are approximate



GROUND FLOOR PLAN
Scale: 1:100



FIRST FLOOR PLAN
Scale: 1:100

Specification

Kitchen

- . Fully fitted handle-less high gloss kitchen with breakfast bar
- . Corian worktop with upstand
- . Soft close doors and draws
- . LED downlights to ceiling
- . Built in stainless steel oven
- . Induction hob and extractor fan
- . Integrated dishwasher and fridge/freezer
- . Integrated washer/dryer

Bathrooms

- . White sanitary ware and chrome taps
- . Chrome heated towel rail
- . Mirror light with shaver socket
- . LED down lights to ceiling

General

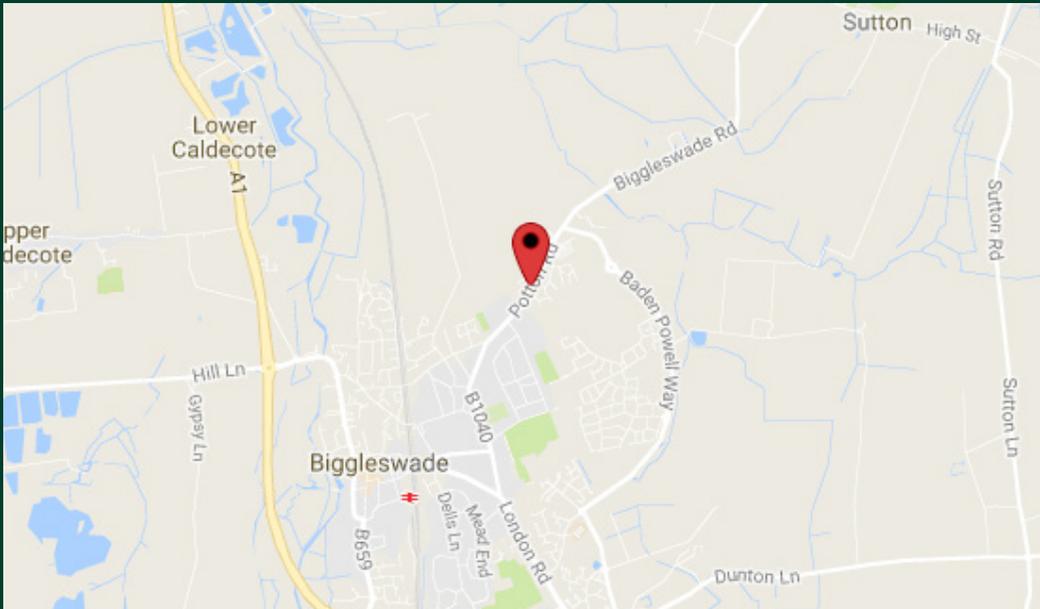
- . Underfloor heating to ground floor and radiators to first floor
- . Oak Engineered timber floor to lounge
- . Ceramic floor tiles to Kitchen, family room and bathroom.
- . Carpet to remainder
- . Patio area in garden
- . Rear garden to be turfed front is landscaped

Family room

- . Bi fold doors giving panoramic views of large garden
- . Naturally lit with large Sky Lantern
- . LED downlights to ceiling



Please Note All the computer images in this brochure are for illustrative purposes only, Please refer to the sales advisor for specific details in reference to elevations, treatments, materials. Please be advised the builder reserves the right to alter the specification.



Biggleswade

The picturesque market town of Biggleswade is ideally located with fast train link into London taking approx. 30 mins and therefore is a big commuter town it also has good road links as is just off the A1 and Cambridge is approx. a 35 mins drive. Also close by are Bedford, Milton Keynes and Stevenage all within easy driving distance. There are good Schools located close by and the town has many shops, restaurants, bars and places of interest to cater for most tastes. The Main square in the town centre continues to host twice weekly markets and a monthly farmers market. The new homes will be located on the Potton road which has seen this part of the town grow in size over the past year and there is also now a new retail park located about 5 mins from the development.

Agents Notes The agent has not tested any apparatus, equipment, fixtures & fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. All photographs shown are for illustration only and may depict items that are not for sale or included in the sale of the property. Please note that we have not checked the situation with regards to planning consents, building regulation consents and any other relevant consent relating to this property and therefore, any interested applicant should carry out their own enquiries with the appropriate authorities. All measurements are approximate and for guidance only. The particulars do not form part of any contract and all properties are offered subject to contract.