



The Woodlands, Broom - SG18 9NH

Guide Price £650,000



HARVEY
ROBINSON

- FIVE-BEDROOM DETACHED FAMILY HOME
- SITUATED IN THE SOUGHT-AFTER VILLAGE OF BROOM, NEAR BIGGLESWADE
- ATTRACTIVE POSITION WITH OPEN FIELD VIEWS TO THE REAR
- BRIGHT AND SPACIOUS OPEN-PLAN KITCHEN/DINING ROOM WITH BI-FOLD DOORS
- SEPARATE GENEROUS LOUNGE
- STYLISH ENTRANCE HALL WITH FEATURE GLASS STAIRCASE
- TWO BEDROOMS WITH EN-SUITE SHOWER ROOMS
- MODERN FAMILY BATHROOM AND DOWNSTAIRS CLOAKROOM
- GOOD SIZE REAR GARDEN
- OVERSIZED GARAGE WITH DRIVEWAY PROVIDING AMPLE OFF-ROAD PARKING





We are delighted to offer for sale this beautifully presented five-bedroom detached family home, situated in the highly sought-after village of Broom, on the outskirts of Biggleswade. Enjoying an attractive position with open field views to the rear, the property offers spacious and well-balanced accommodation throughout.

The welcoming entrance hall creates an excellent first impression, featuring a stylish glass staircase and providing access to the principal ground floor rooms, including a convenient cloakroom. A generous lounge offers the perfect space to relax, while the heart of the home is the impressive open-plan kitchen/dining room. Bright and airy throughout, this fantastic family space benefits from bi-fold doors opening onto the rear garden, allowing natural light to flood in and creating a seamless connection between indoor and outdoor living.

Further enhancing the ground floor is a three-zone underfloor heating system, ensuring comfort and efficiency throughout. The property also benefits from a fully serviced alarm system with remote control, along with internal network cabling and wall data ports throughout the home.

The first floor comprises five well-proportioned bedrooms, with the principal bedroom and guest bedroom both benefiting from en-suite shower rooms. The remaining bedrooms are served by a modern family bathroom.

Outside, the property enjoys a generous rear garden, featuring a combination of paved patio areas and a well-maintained lawn, making it ideal for entertaining, family activities, or simply enjoying the peaceful surroundings. Backing onto open fields, the garden benefits from attractive countryside views and a wonderful sense of privacy.

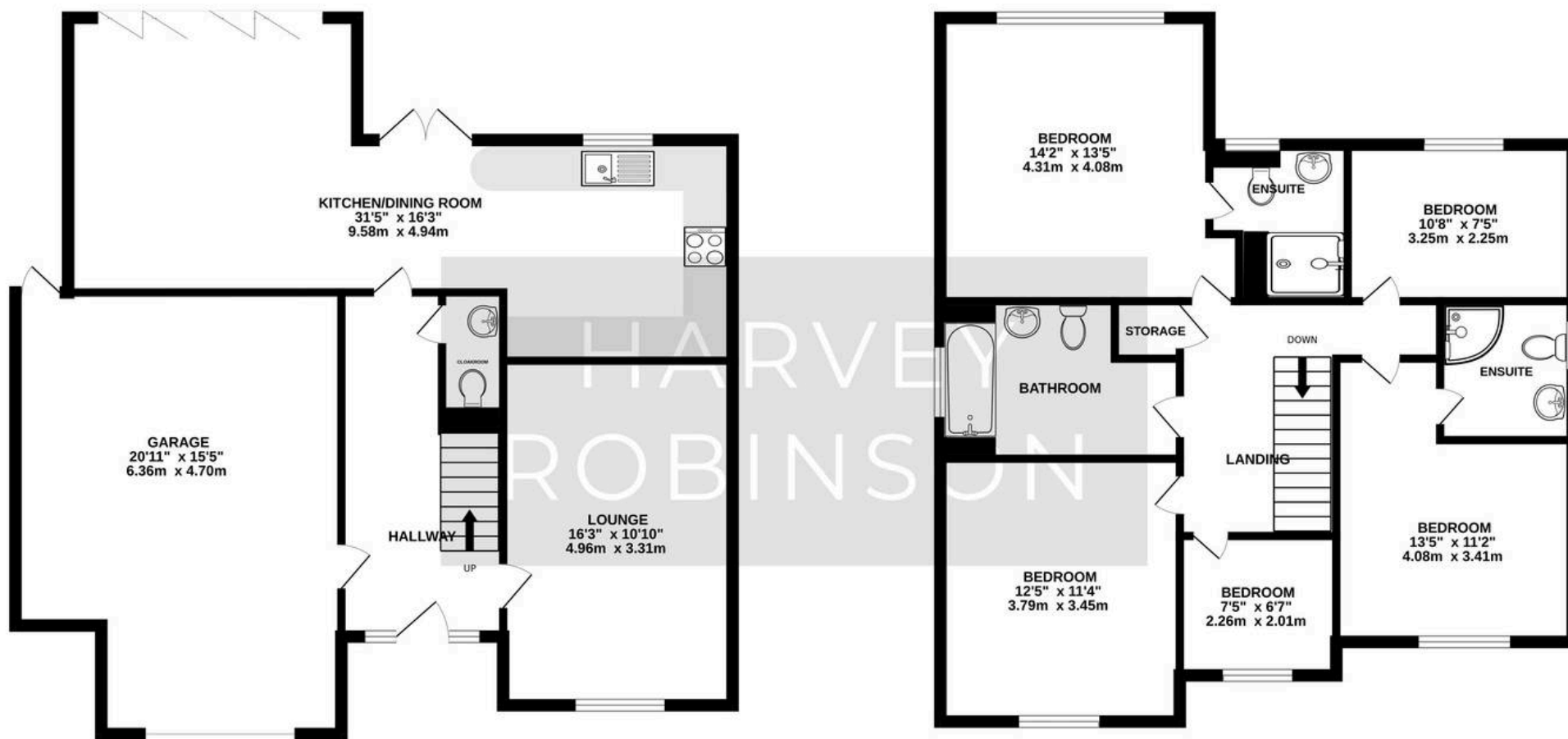
Further benefits include an oversized garage, providing excellent storage space or workshop potential, along with a driveway offering ample off-road parking for several vehicles.

Council Tax band: F



GROUND FLOOR
941 sq.ft. (87.4 sq.m.) approx.

FIRST FLOOR
824 sq.ft. (76.5 sq.m.) approx.



TOTAL FLOOR AREA : 1764 sq.ft. (163.9 sq.m.) approx.

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FAQ'S

Property Tenure: Freehold

Property Constructed: 2017

Rear Garden Aspect: East

Council Tax Band: F

Primary School Catchment: Broom Primary School

Secondary School Catchment: Edward Peake School /
Stratton Upper School

Water Meter: Yes

Air source heating system Installed: 2017

Air source heating system serviced: November 2025

Loft: Part-boarded with loft ladder and light

What3Words Location: [///shipwreck.reinvest.cubs](https://www.what3words.com/shipwreck.reinvest.cubs)

SERVICES

Heating: Air source heating system

Electricity: Mains

Water: Mains

Sewage: Mains

Broadband: TBC

TRAVEL

Distance to A1: 2.1 miles

Biggleswade Railway Station: 2.9 miles

Cambridge: 24.3 miles

Bedford: 12.0 miles

Milton Keynes: 26.0 miles

London: 48.4 miles

