



HARVEY ROBINSON

Guide Price

£350,000

Boddington Gardens

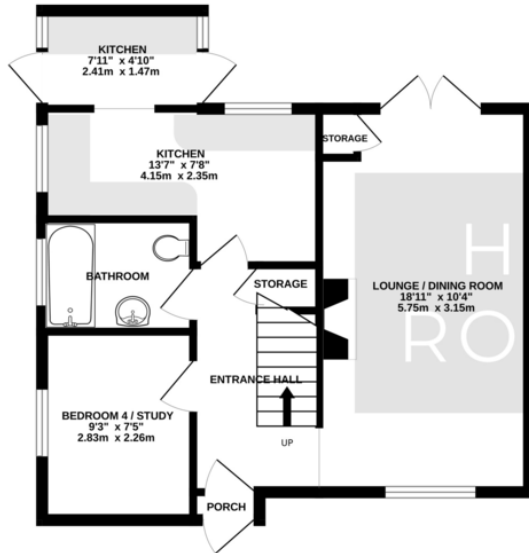
Biggleswade, SG18 0PJ

Harvey Robinson estate agents in Biggleswade are delighted to offer for sale this three/four bedroom semi-detached family home occupying a corner plot position within this popular location of Biggleswade. Offering versatile living space, the accommodation in brief consists of an entrance hall, a dual aspect lounge/dining room with French-style doors opening to the rear garden, a fully fitted kitchen, a study/bedroom four and a bathroom completing the downstairs living space. Upstairs, three further bedrooms can be found. Outside, the property sits within a generous plot with wrap-around gardens primarily laid to lawn, with a raised decking area – perfect for outside dining and entertaining. A gravel driveway to the front provides off road parking for several vehicles, extending further through double gated access if required. This home offers scope and potential to extend to the side (stpp) and must be viewed to be fully appreciated. Located close to local amenities to include convenience stores and schooling this would make an ideal family home. Biggleswade Town is located a short distance away with various shops, bars and restaurants to choose from with further big brand shopping located at the Retail Park on the outskirts of the town. The mainline train station provides access into London Kings Cross and St Pancras within 40 minutes making it ideal for the commuter. This property must be viewed to be fully appreciated with viewings arranged by contacting our Biggleswade estate agent offices.

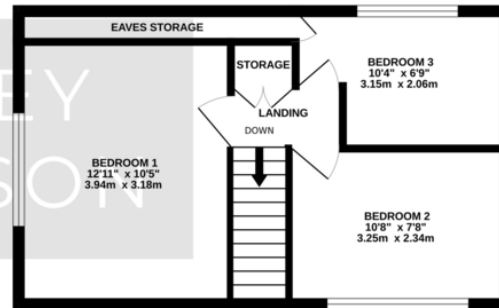




GROUND FLOOR
498 sq.ft. (46.3 sq.m.) approx.



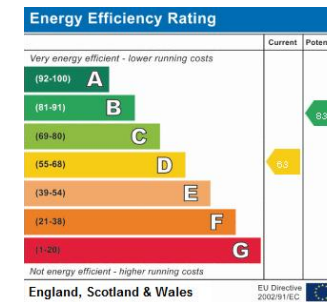
1ST FLOOR
345 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 844 sq.ft. (78.4 sq.m.) approx.
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FAQs

Tenure: Freehold
Council Tax Band: C
Rear Garden Aspect: West
Lower School Catchment: St Andrews
Middle School Catchment: Edward Peake
Upper School Catchment: Stratton
EPC Rating: D



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

HARVEY ROBINSON

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