



Hazel Walk, Biggleswade, Bedfordshire. SG18 0HQ





## **3 Bedroom End of Terrace House Offers in Excess of £285,000 Freehold**

A CHAIN FREE, THREE/ FOUR bedroom EXTENDED family home with a SOUTH FACING GARDEN and conveniently located only minutes from Biggleswades' town centre and train station.

- Chain free
- Three/four bedrooms
- Extended ground floor
- Freehold
- Parking
- Walking distance from town centre and mainline station
- Annex potential STPP
- South facing garden
- Viewing recommended
- EPC rating D. Council tax band C

#### Ground Floor

##### Entrance:

Light entrance porch with neutral decor and hard wood flooring. Hooks for storage. Wood and part glazed internal door into lounge.

##### Living Room:

Abt. 16' x 13' (4.86m x 3.96m) Spacious lounge with large double glazed window to front aspect. Hard wood flooring. Carpeted stairs leading to first floor with under stairs storage cupboard. Archways leading to kitchen and utility room. TV ariel point. Radiator.

##### Kitchen/Dining Room:

Abt. 16' x 8' 8" (4.87m x 2.63m) Modern kitchen with fitted wall and base units comprising of cupboards and drawers. Space for a washing machine. Stainless steel sink and drainer with mixer tap over. Kitchen walls are fully tiled with neutral decor. Lino to flooring. Double glazed sliding patio doors to rear garden. Further double glazed single door and window to rear aspect. Radiator.

##### Utility:

Abt. 15' 5" x 7' 6" (4.70m x 2.29m) Range of wall and base units. Space for washing machine and a further appliance. Two double glazed windows to front and rear aspect. Lino to flooring. Neutral Decor. Radiator.

##### Downstairs WC:

White suite comprising low level flush WC and hand wash basin. Neutral Decor.

##### Bedroom Four/Study:

Abt. 15' 5" x 7' 6" (4.70m x 2.29m) Located to the side with its own access. Family room ideal for separate bedroom, family room or playroom. Double glazed patio doors to side garden. Double glazed window to front aspect. Neutral decor. Lino to flooring. Radiator.

##### First Floor

##### Landing:

Carpeted flooring. Window over stairs to side aspect. Doors to all rooms and airing cupboard.

##### Bedroom One:

Abt. 12' 1" x 9' 2" (3.68m x 2.78m) Large double bedroom with laminate flooring. TV ariel point. Double glazed window to front aspect. Radiator.

##### Bedroom Two:

Abt. 10' 11" x 7' 8" (3.33m x 2.34m) Double bedroom. Laminate flooring. TV ariel. Window to rear aspect. Radiator.

##### Bedroom Three:

Abt. 9' 3" x 6' 7" (2.81m x 2.01m) Single Bedroom. Fitted cupboard with clothing rail. Carpet to flooring and neutral decor. Window to front aspect.

##### Family Bathroom:

White suite comprising low level WC, wash hand basin with mirrored cabinet over and bath with shower. Vanity storage cabinets. Heated towel rail. Obscured window to rear aspect. Fully tiled.

##### External

##### Side Garden:

Secluded Fully decked area with shed for storage. Pathway to main rear garden.

##### Garden and Parking:

South Facing rear garden. Mainly laid to lawn with patio area. Shed for storage. Gate to rear of property. Unallocated parking located to the side of the property.

##### About the Area:

Biggleswade and Surrounding

This fantastic home is located in one of Biggleswade most desirable family locations. Situated within walking distance of local amenities including Sainsbury's, the popular local fish & chip shop, the town centre, local cricket and football clubs and 'The Common' which offers beautiful open countryside walks.

Biggleswade offers a wide range of public houses, restaurants and shops including a large retail park with large high street stores such as Next, Marks & Spencer and Laura Ashley. Biggleswade's mainline train station has a journey time of 31 minutes to London Kings Cross and the A1(M) is easily accessible.

##### Agents Note:

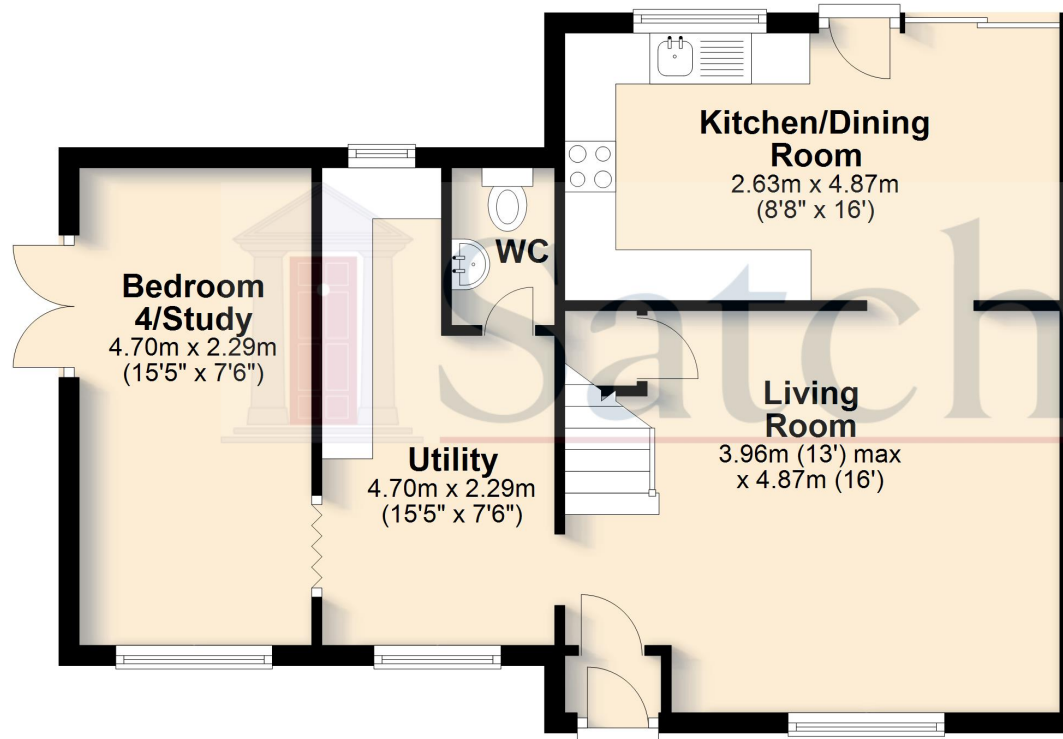
Draft particulars yet to be approved by the vendor and may be subject to change.



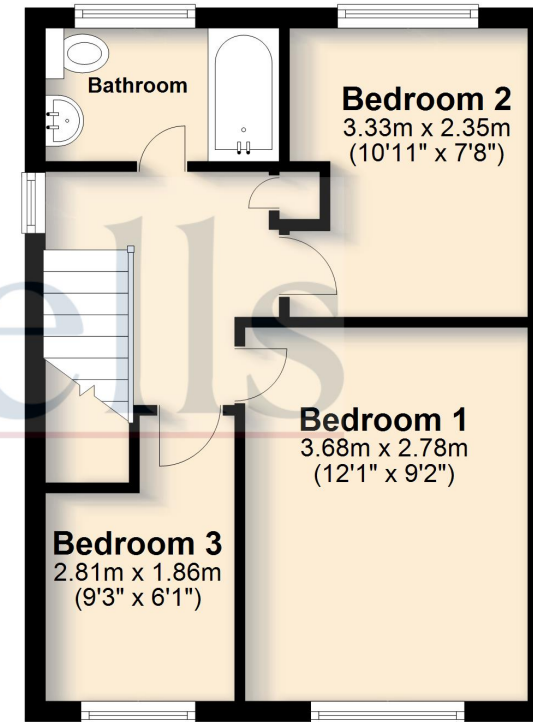
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.



## Ground Floor



## First Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.  
Plan produced using PlanUp.