



Tavener Drive, Biggleswade, Bedfordshire. SG18 8GZ





## 4 Bedroom Town House Offers Over £400,000 Freehold

This four double bedroom town house boasts versatile accommodation! Benefiting from a garage and driveway, private rear garden and ensuite to bedroom one!

- Complete onward chain
- Four double bedrooms
- Parking for Two cars
- Single garage
- Ensuite to principal bedroom
- Beautiful rear garden
- Popular location
- EPC rating C. Council tax band D

## **Ground Floor**

### **Entrance Hall:**

Entry via double glazed front door. Stairs rise to the first-floor landing. Wood effect flooring. Ceiling light. Radiator. Doors to all rooms.

### **Cloakroom:**

A two-piece suite comprising a low-level WC and wash hand basin. Double glazed window to front aspect. Wood effect flooring. Ceiling light. Radiator.

### **Kitchen/Dining Room:**

Abt. 17' 4" x 6' 6" (5.28m x 1.98m) A modern kitchen comprising a range of matching wall and base units with complimenting granite work surface. Double eye level electric oven, four ring electric hob and extractor hood above. Inset sink with stainless steel mixer tap. Integrated Fridge Freezer and washing machine. Splash back tiles. Wood effect flooring. Double glazed window to front aspect. Spotlights. Extractor fan. Radiator.

### **Living Room:**

Abt. 13' 7" x 9' 10" (4.14m x 3.00m) A generous living room with double glazed patio doors opening into the rear garden. Large under stairs storage cupboard. Wood effect flooring. Spotlights. Radiator.

## **First Floor**

### **Landing:**

Doors to all rooms. Stairs rising to first floor landing. Carpeted. Ceiling light. Radiator.

## **Bedroom One:**

Abt. 17' 11" x 8' 9" (5.46m x 2.67m) A large double bedroom with double glazed windows to front and rear aspect. Two built in wardrobes. Carpeted. Spotlight. Radiator.

### **Ensuite:**

A modern three-piece suite comprising a low-level WC, wash hand basin and single shower cubicle. Part tiled walls and tiled flooring. Double glazed window to front aspect. Spotlights. Extractor fan.

### **Bedroom Three:**

Abt. 13' 7" x 9' 1" (4.14m x 2.77m) A further double bedroom with dual double-glazed windows to front aspect. Carpeted. Radiator. Ceiling light.

### **Bedroom Four:**

Abt. 10' 6" x 7' 3" (3.20m x 2.21m) A generous single bedroom with double glazed window to rear aspect. Carpeted. Ceiling light. Radiator.

### **Bathroom:**

A modern three-piece suite comprising a low-level WC, wash hand basin and panelled bath with shower over. Part tiled walls. Stainless steel heated towel rail. Spotlights. Extractor fan. Tiled flooring.

## **Second Floor**

### **Bedroom Two:**

Abt. 21' 4" x 9' 10" (6.50m x 3.00m) A large double bedroom with double glazed window to front aspect. Two storage cupboards. Carpeted. Ceiling light. Radiator.

**The Local Area:**

**Biggleswade & Surrounding:**

This lovely property is well position on the popular Kings Reach development which offers multiple park areas, a Sainsbury's local, community centre and lower school. Within walking distances you will find the 'Kings Reach' pub, the leisure centre, Biggleswade town centre and the A1 retail park with large high street stores such as Next, Marks & Spencer, Boots and Laura Ashley.

Biggleswade offers a wide range of public houses, restaurants, shops, doctors, dentists and vets as well as the mainline train station which offers a journey time of approx. 31 minuets into London Kings Cross St Pancras. The A1(M) is also easily accessibly providing access onto other major trunk roads

**Agents Note:**

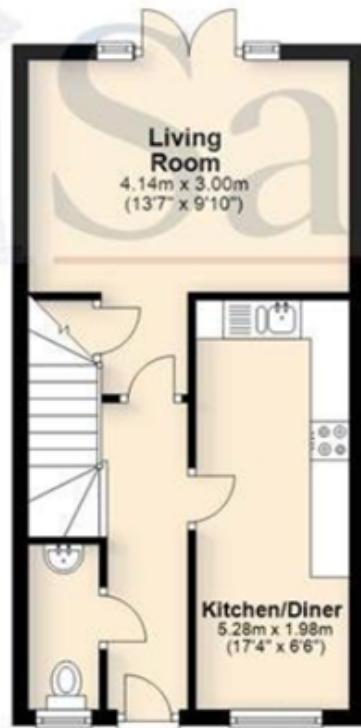
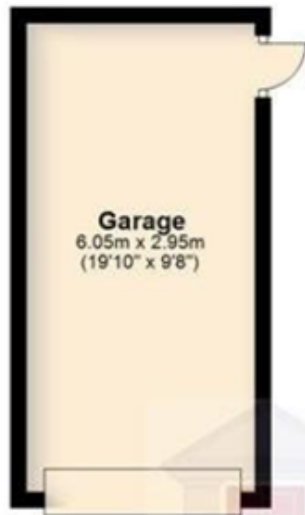
Draft particulars yet to be approved by vendor and may be subject to change.





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.

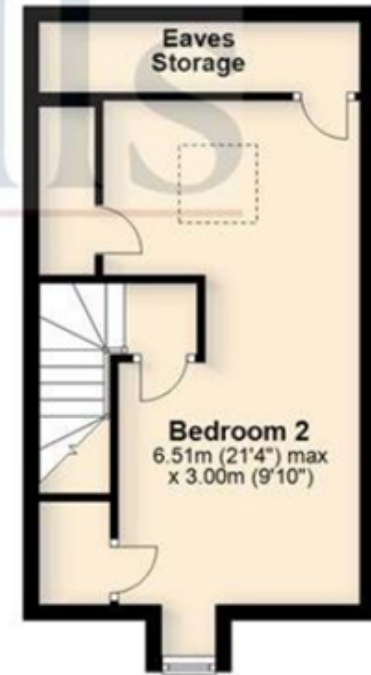
## Ground Floor



## First Floor



## Second 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.