



# 38, Furzenhall Road

Biggleswade,  
Bedfordshire, SG18 0ES  
Freehold £340,000

country  
properties



**\*\* CHAIN FREE\*\*** Offered for sale in exceptional order throughout having just gone through a full property refurbishment, this modern built three-bedroom terraced family home is located on the outskirts of this mature estate in the lovely Bedfordshire market town of Biggleswade. This well-presented property affords accommodation comprising to the ground floor; entrance hallway, cloakroom, 20' x 10' approx. lounge/diner and a newly fitted kitchen. To the first floor is a landing with three bedrooms and a newly fitted four-piece bathroom. Externally, the property boasts a large rear garden more than 60ft with newly laid lawn, a driveway to the front providing off road parking for two vehicles and an integral single garage with the potential to convert with the correct planning permission.

- Chain free!
- Fully refurbished terraced home
- Three good size bedrooms
- 20ft approx lounge/diner
- Newly fitted kitchen & family bathroom
- Large rear garden in excess of 60ft
- Integral garage
- Council Tax Band C / EPC rating C

## Accommodation

### Entrance Hallway

Stairs rising to the first floor, radiator, laminate flooring, spotlights, doors to:

### Cloakroom

WC, wash hand basin with vanity unit below, tiled splash back, laminate flooring.

### Kitchen

10' 1" x 5' 7" (3.07m x 1.70m)  
Newly fitted range of matching wall mounted and base level units with work surface over and inset sink with drainer, electric oven, inset induction hob with extractor fan over, plumbing for washing machine, tiled splash back, laminate flooring, window to the front aspect, spotlights, opening to:-

### Lounge/Diner

20' 8" x 10' 9" (6.30m x 3.28m)  
French doors with side windows onto the rear garden, window to the rear aspect, two radiators, laminate flooring, spotlights.

### First Floor

### Landing

Doors to:



### Bedroom One

11' 3" x 10' 9" (3.43m x 3.28m)  
Window to the rear aspect,  
radiator, newly fitted carpet.

### Bedroom Two

10' 9" x 9' 1" (3.28m x 2.77m)  
Window to the rear aspect,  
radiator, newly fitted carpet.

### Bedroom Three

8' 0" x 7' 9" (2.44m x 2.36m)  
Window to the front aspect,  
radiator, newly fitted carpet,  
hatch to boarded loft with ladder,  
light and new combination boiler.

### Bathroom

Newly fitted 4 piece suite  
comprising; double shower  
cubicle with rainfall shower and  
attachment, panelled bath with  
mixer tap over, WC, wash hand  
basin with vanity unit below, tiled  
flooring, towel rail, window to the  
front aspect.

### External

#### Garage

14' 3" x 7' 6" (4.34m x 2.29m)  
Metal up and over door, power  
and lighting.

#### Front

Block paved driveway providing  
off road parking for 2 cars.

#### Rear

Large rear garden in excess of  
60ft, laid to lawn with patio area  
ideal for entertaining and outside  
dining with pebbled pathway  
leading to rear gated access.

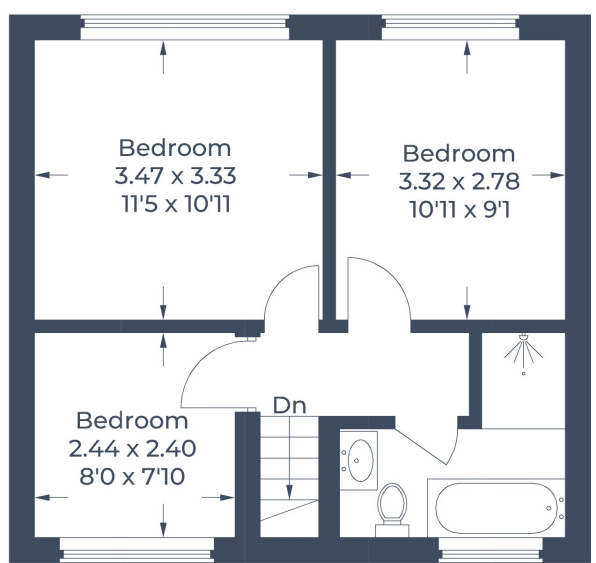
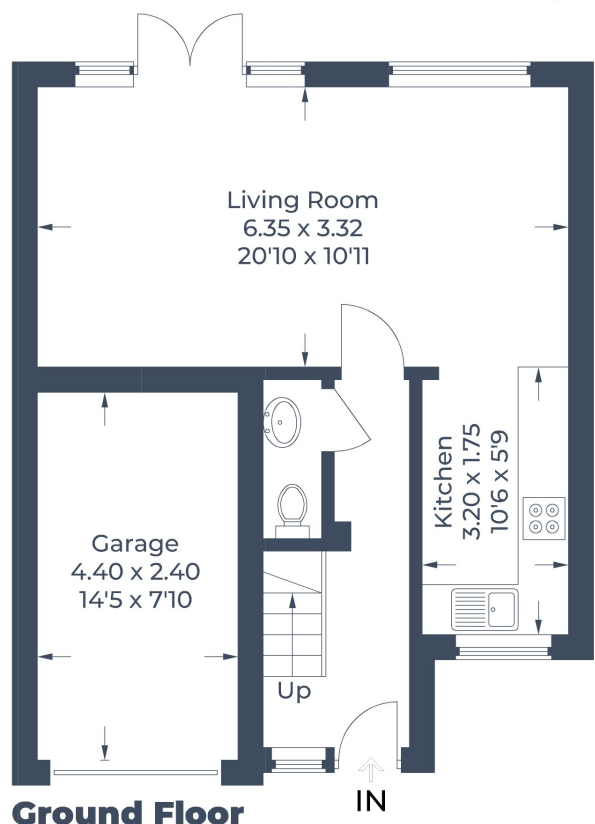








Approximate Gross Internal Area  
Ground Floor = 35.6 sq m / 383 sq ft  
First Floor = 37.8 sq m / 407 sq ft  
Garage = 10.6 sq m / 114 sq ft  
Total = 84.0 sq m / 904 sq ft



**First Floor**

Illustration for identification purposes only,  
measurements are approximate, not to scale.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		87
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



Viewing by appointment only

Country Properties | 79, High Street | SG18 0LA

T: 01767 317799 | E: [biggleswade@country-properties.co.uk](mailto:biggleswade@country-properties.co.uk)

[www.country-properties.co.uk](http://www.country-properties.co.uk)

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