



# Maunder Avenue

Biggleswade,  
Bedfordshire, SG18 8GL

Freehold - OIEO £350,000

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properties



Situated on the popular Kings Reach development, this well presented semi-detached property offers 3 good sized bedrooms and accommodation across three levels. The property has the added advantage of a driveway to the side of the property with off road parking for 2 vehicles. The property is situated within easy reach of local schools, nursery's and amenities. An internal viewing comes highly recommended!

- Semi-detached town house
- Three good size bedrooms
- Kitchen with separate utility room
- Cloakroom
- Driveway for 2 vehicles
- Council Tax band D / EPC rating C

## Accommodation

### Entrance Hallway

Stairs rising to the first floor, laminate flooring, radiator, under stairs storage cupboard, doors to:-

### Cloakroom

Corner wash hand basin with vanity unit below, WC, tiled flooring.

### Kitchen

9' 8" x 8' 2" (2.95m x 2.49m)

Range of wall mounted and base level units with work surface over and matching larder cupboard, space for fridge/freezer and slim line dishwasher, built-in electric oven, gas hob and extractor hood over, stainless steel sink and drainer unit with mixer tap, double radiator, ceramic tiled flooring, cupboard housing boiler, Upvc double glazed window to front.

### Lounge/Diner

14' 9" x 10' 10" (4.50m x 3.30m)

Upvc double glazed window to rear, Upvc double glazed door to rear garden, laminate flooring, double radiator, TV and telephone point.

### Utility Room

6' 1" x 4' 4" (1.85m x 1.32m)

Space for a washing machine with work surface over and built in shelving unit, radiator.



## First Floor

### Landing

Upvc double glazed window to front, radiator, stairs to second floor landing, doors to:-

### Bedroom Two

14' 10" x 10' 10" (4.52m x 3.30m)

Radiator, Upvc double glazed window to rear, shelved storage cupboard with electric heater.

### Bedroom Three

9' 8" x 7' 5" (2.95m x 2.26m)

Radiator, Upvc double glazed window to front.

### Bathroom

Panelled bath with electric shower over, low level WC, pedestal wash hand basin, heated towel rail, tiled flooring.

## Second Floor

### Landing

Radiator, cupboard with hanging rail, door to:-

## Master Bedroom

16' 4" x 11' 2" (4.98m x 3.40m)

Radiator, Upvc double glazed window to front, 2x Velux window to rear, loft hatch.

## External

### Front

Driveway to side offering off road parking for two cars with slated bed to side. Gated rear access, pathway leading to front door.

### Rear

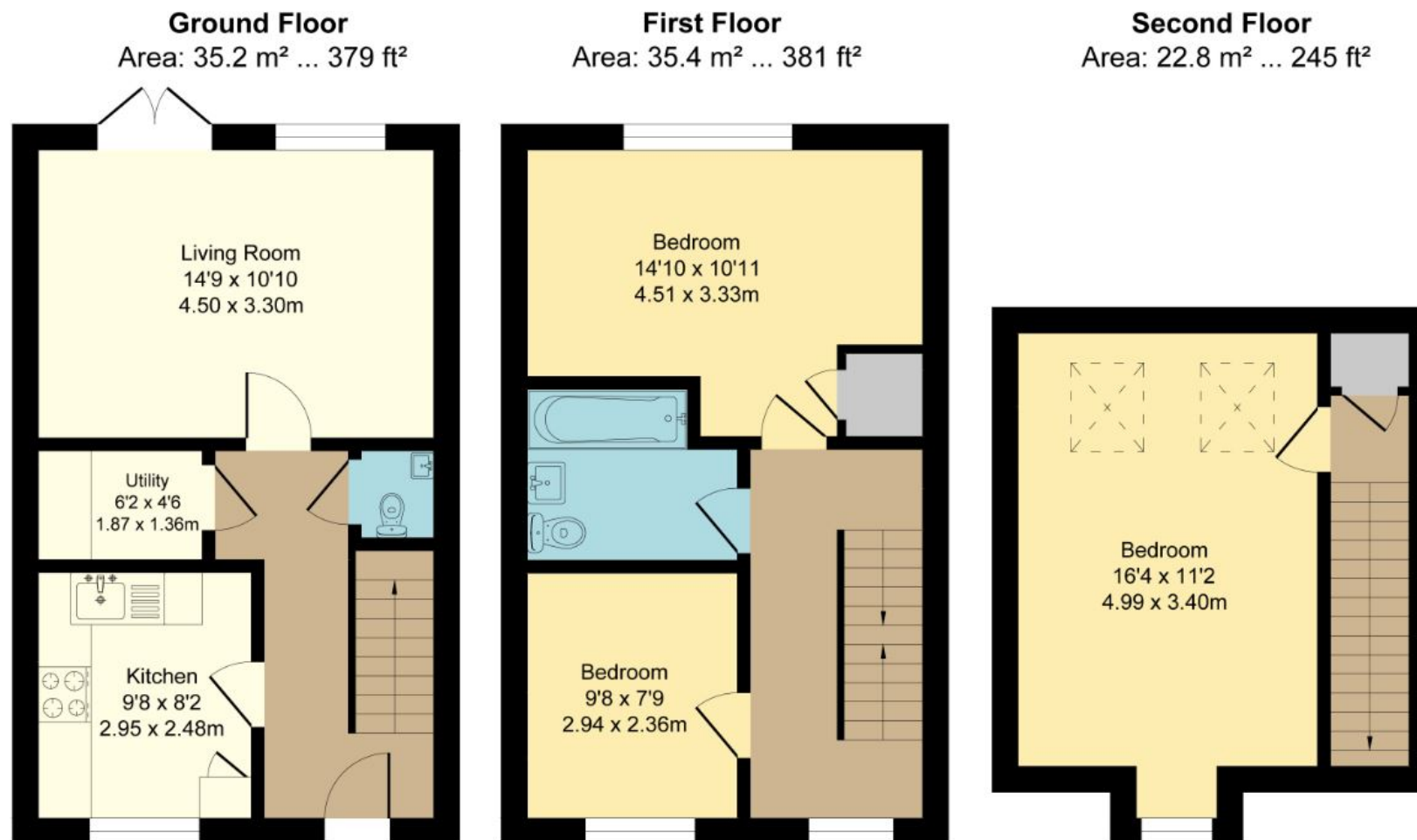
Rear garden laid to lawn with patio and decked area, storage shed, outside tap and gated side access.











**Total Area: 93.4 m<sup>2</sup> ... 1005 ft<sup>2</sup>**

All Measurements are approximate and for display purposes only

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92+) <b>A</b>	89
(81-91) <b>B</b>	
(69-80) <b>C</b>	78
(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

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