



17, Erlensee Way

Biggleswade,
Bedfordshire, SG18 8GG
Freehold £365,000

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For Sale

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This three bedroom mid-terraced family home is in good order throughout and is situated on the popular Kings Reach Development on the outskirts of this thriving market town. Providing suitable access to local countryside walks and easy commutable links into London by road or rail via the town's main line train station. The property comprises; entrance hallway, kitchen, lounge/diner, downstairs WC, three bedrooms, master with en-suite and family bathroom. Externally, the property boasts a rear garden and allocated parking for 2 cars.

- Terraced town house
- Three bedrooms
- En-suite to master
- Kitchen with integral appliances
- Lounge/diner with French doors onto rear garden
- Downstairs WC
- Rear garden & allocated parking for 2 cars
- EPC rating C
- Council Tax band D

Ground Floor

Entrance Hallway

Composite front door, stairs rising to the first floor, radiator, tiled flooring, doors to:

Kitchen/Breakfast Room

12' 1" narrowing to 8' 4" x 11' 2" narrowing to 5' 8" (3.68m x 3.40m)

Range of matching wall mounted and base level units with work surface over and inset stainless steel 1 1/2 sink with drainer, integral fridge/freezer, electric oven, space and plumbing for a washing machine and dishwasher, inset gas hob with extractor fan over, cupboard housing gas combi boiler, tiled splash back, double glazed window to the front aspect, opening to:

Lobby

Built in under stairs storage cupboard, wood effect laminate flooring, door to cloakroom, opening to:

Lounge/Diner

15' 7" x 12' 10" narrowing to 11' 0" (4.75m x 3.91m)

Wood effect laminate flooring, two radiators, double glazed French doors with side windows onto the rear garden.

Downstairs WC

WC, wash hand basin with tiled splash back, extractor fan, radiator, vinyl flooring.

First Floor

Landing

Stairs rising to the second floor, double glazed window to the front aspect, radiator, doors to:

Bedroom Two

13' 6" x 11' 0" (4.11m x 3.35m)

Two double glazed windows to the rear aspect, radiator, three double fronted built in wardrobes.

Bedroom Three

9' 4" x 8' 4" (2.84m x 2.54m)

Double glazed window to the front aspect, radiator.



Family Bathroom

Refitted matching suite comprising; WC, wash hand basin with vanity unit below, panelled bath with shower over, heated towel rail, shaver point, spotlights, tiled flooring.

Second Floor

Master Bedroom

12' 2" narrowing to 10' 8" x 17' 0" narrowing to 9' 6" (3.71m x 5.18m)

Double glazed Velux and dormer window to the front aspect, two radiators, built in storage cupboard into the eaves, TV point, door to:

En-Suite

WC, wash hand basin with pedestal and tiled splash back, double shower cubicle, heated towel rail, spotlights, double glazed Velux window.

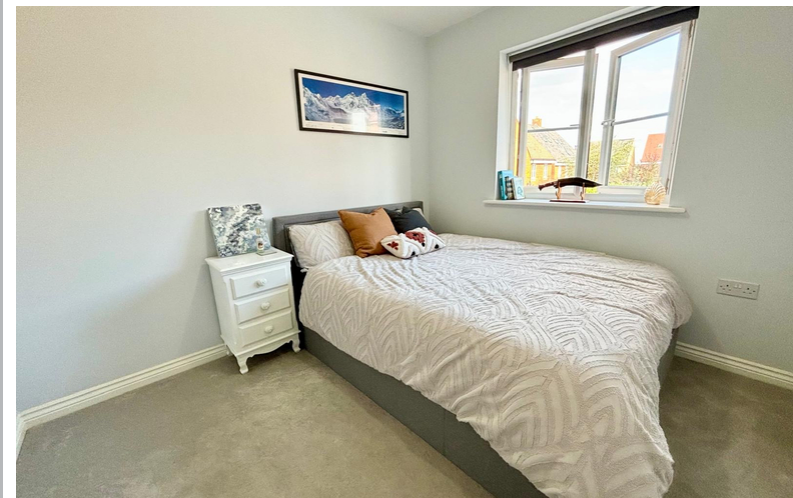
Outside

Front Garden

Open plan slated front garden.

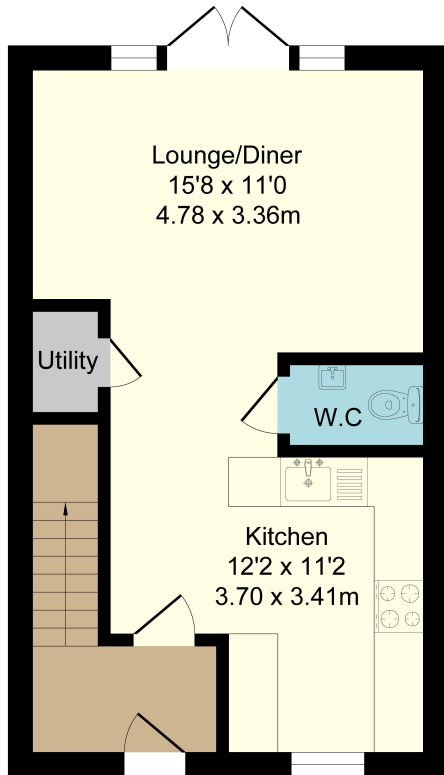
Rear Garden

The rear garden is laid to lawn with a paved patio area leading from the lounge/diner ideal for entertaining, timber shed with power and lighting, pathway to gated rear access leading out to 2 allocated parking spaces.

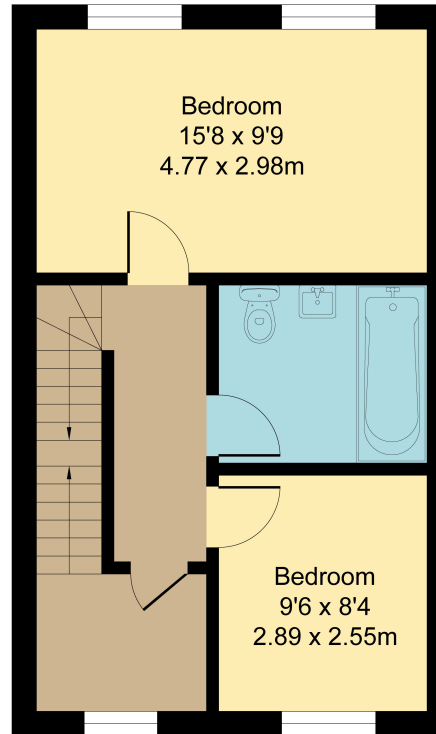




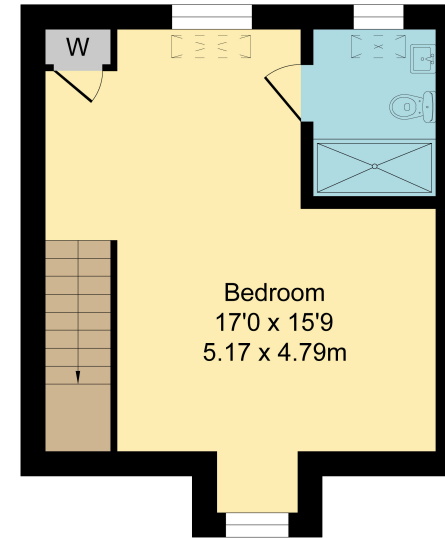
Ground Floor
Area: 39.9 m² ... 430 ft²



First Floor
Area: 39.7 m² ... 428 ft²

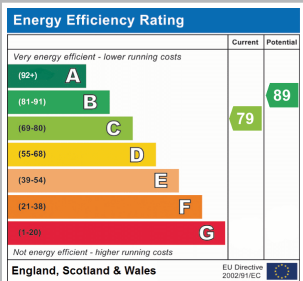


Second Floor
Area: 25.5 m² ... 274 ft²



Total Area: 105.1 m² ... 1132 ft²

All Measurements are approximate and for display purposes only



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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