



15, Erlensee Way

Biggleswade,
Bedfordshire, SG18 8GG
Guide Price £385,000

COUNTRY PROPERTIES
PART OF HUNTERS

A three bedroom townhouse on the popular Kings Reach development close to local amenities. The property offers spacious, light and airy accommodation throughout and benefits from a garage at the rear with off road parking.

- Town house with garage and parking
- Three double bedrooms
- Open plan accommodation to the ground floor
- Family bathroom, en-suite and cloakroom
- Sunny rear garden

Ground Floor

Entrance Hall

Stairs to first floor. Radiator.

Kitchen

12' 1" x 11' 2" (3.68m x 3.40m) Tiled floor. Matching wall and base units. Window to front aspect. Integrated fridge/freezer. Wall mounted combination boiler. Electric oven. Gas hob with extractor over. Integrated washer/dryer. In top one and a half bowl sink and drainer. Integrated dishwasher. Open plan to lounge.

Cloakroom

Radiator. Low level WC. Wash hand basin.

Lounge

12' 07" x 15' 7" (3.84m x 4.75m) Under stairs storage cupboard. Wooden flooring. French doors to garden with full length windows to either side. Two Radiator. Ariel point.

First Floor

Landing/ Inner Landing

Door to inner landing. Window to front aspect. Radiator. Stairs to second floor.

Bedroom One

11' 11" x 15' 6" (3.63m x 4.72m)
Two windows to rear aspect. Radiator.

Bedroom Three

8' 3" x 9' 4" (2.51m x 2.84m) Window to rear aspect. Radiator.

Bathroom

Panelled bath with electric shower over. Wash hand basin. Low level WC. Radiator.



Second Floor

Master Bedroom

15' 8" x 20' 2" (4.78m x 6.15m) Window to front aspect. Velux window to rear aspect. Radiator. Built in wardrobe.

En-suite

Walk in shower with electric shower. Low level WC. Wash hand basin. Radiator. Velux window.

Outside

Front

Paved pathway leading to patio and lawn area.

Rear Garden

Enclosed garden with patio and lawn area. Gated at rear with access to garage and off road parking space. Gated access at side to front.

Garage

Up and over metal door.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		88
(81-91)	B		
(69-80)	C	79	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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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