



**Fen Reach**  
Dunton, Biggleswade,  
SG18 8RZ  
**£340,000**

country  
properties

Situated in the popular village of Dunton, this two-bedroom end of terrace family home offers parking for three cars and generous rear garden.

Upon entry, the ground floor comprises a well-sized living room, downstairs cloakroom, and eat-in kitchen with ample storage and worksurfaces, with a door leading to the rear garden. On the first floor, the hallway leads to a spacious master with en-suite featuring a shower, W.C., and wash hand basin, a further second double room, and a three-piece family bathroom suite. Outside there is a generously sized rear garden, mainly laid to lawn with small patio area, ideal for a table and chairs. To the side of the property there is a driveway, providing off road parking for three cars.

#### LOCATION

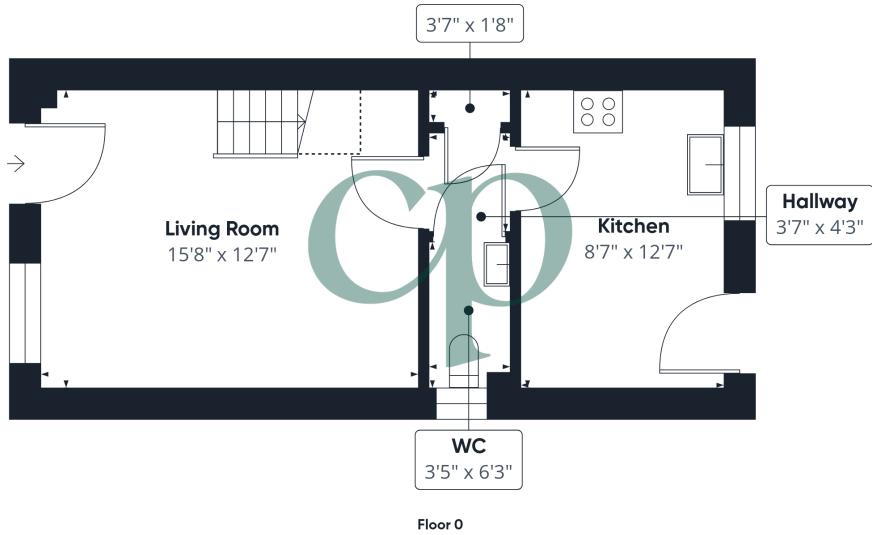
The charming village of Dunton offers a welcoming community atmosphere with the well-regarded Dunton C of E Junior School, a Village Hall, and a recreation ground featuring a pavilion, floodlit playing field, well-maintained children's play area, and attractive village gardens.

- Eat in kitchen with garden access
- Downstairs W.C.
- Two bedrooms – ensuite shower room to master
- Off road parking for three cars
- Village location
- Council Tax Band – C / EPC Rating D



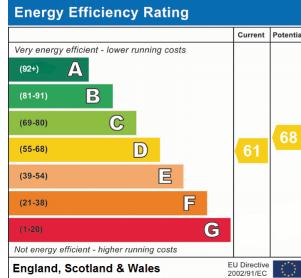






Floor 0

country  
properties

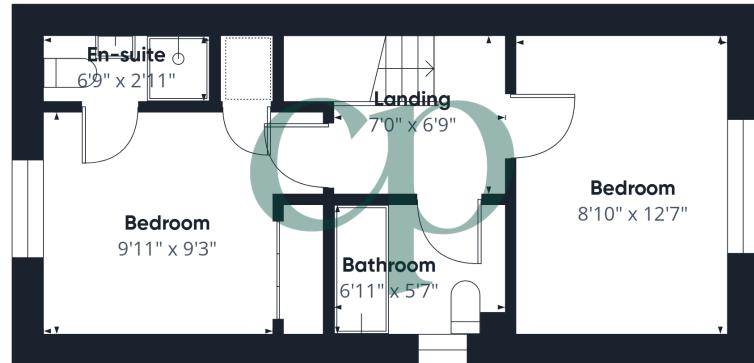


Approximate total area<sup>(1)</sup>

674 ft<sup>2</sup>

Reduced headroom

14 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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