



# Boddington Gardens

Biggleswade,

SG18 0PH

Freehold OIEO **£325,000**

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properties



We are pleased to present this semi-detached bungalow situated amongst similar style properties in a sought-after location and in good order throughout giving a unique opportunity for those downsizing or anyone who would like to develop this lovely bungalow to its full potential as a family home. The property is on a generously proportioned plot with ample parking to the front and side, detached garage benefitting from a new roof fitted in 2025 and a good size rear garden. Current accommodation features; entrance porch, two bedrooms, 15' x 15' approx. lounge/diner, a fitted kitchen, inner hallway, and a shower room. One of the unique features of this home is the external space to the rear offering further potential subject to permitted development rights or planning permission to increase the living space within the property's boundaries. In addition, the property enjoys a lovely aspect overlooking a well established and very attractive and generous rear garden. Early viewing is highly recommended.

Location is undoubtedly one of the key attractions of this property. Situated in a popular area, close to public transport links, local amenities, post office and green spaces, including nearby walks in the countryside. This makes it an ideal setting for those looking to enjoy a slower pace of life and the convenience of having everything you need right on your doorstep.

- No chain
- Semi-detached bungalow
- Popular location
- Two bedrooms
- Kitchen would benefit from updating
- Shower room
- Detached garage with ample off road parking
- Good size rear garden
- Council Tax band C / EPC rating D

## Ground Floor

### Entrance Hallway

Radiator, sliding door to:-

### Large Lounge/Diner

15' 0" x 15' 2" (4.57m x 4.62m) Window to front aspect, built in cupboards, electric coal effect fireplace with timber surround and radiator. Door to:-

### Inner Hallway

Access to loft. Doors to:-

### Kitchen

9' 0" x 9' 0" (2.74m x 2.74m) A range of matching wall and base units of cupboards and drawers with work surface over and inset stainless steel single drainer sink with mixer tap, space for electric cooker and fridge/freezer, plumbing for washing machine, tiling to splash back areas, radiator, door to side and window to rear.



## Bedroom One

10' 9" x 10' 1" (3.28m x 3.07m) Radiator and window to front aspect.

## Bedroom Two

9' 7" x 9' 0" (2.92m x 2.74m) Radiator and French doors onto rear garden

## Shower Room

Lower level WC, pedestal wash hand basin with mixer tap, corner shower cubicle, tiling to all walls, towel radiator and window to rear.

## Outside

### Garage

Detached with roller door, window to rear and side aspects, personnel door to rear garden and power and light.

### Front Garden

Block paved driveway providing off road parking for several cars with area laid to lawn and a variety of mature plant and shrubs, access to the front door to the side with further enclosed area laid to block paving leading to the garage and rear garden.

### Rear Garden

Good size secluded garden comprising of a patio area leading onto an area mainly laid to lawn with plant and shrub borders, outside tap, fence and walled boundaries with gated side access.

## Agent's Notes

Biggleswade Town Centre is steeped with history, and is up & coming with all your amenities and a retail park. It also has great commuting links into London Kings Cross via train, good schooling and local cafes, restaurants and bars and has easy access directly onto the A1M and commutable links to the M1 and M11, and also within 15 miles of London Luton Airport.





Approximate Gross Internal Area = 56.4 sq m / 607 sq ft  
 Garage = 14.0 sq m / 151 sq ft  
 Total = 70.4 sq m / 758 sq ft

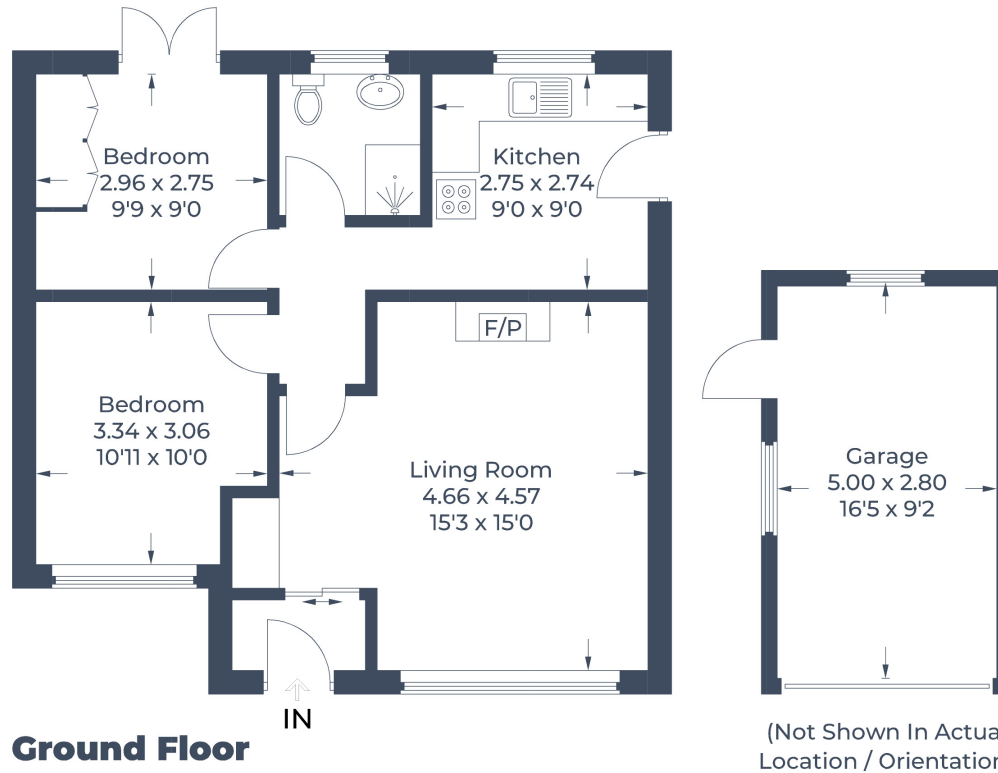


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 measurements are approximate, not to scale.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	66	
(39-54)	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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