



# Berkeley Close

Biggleswade,  
Bedfordshire, SG18 8SY  
OIEO £360,000

country  
properties



This three bedroom semi-detached family home, is situated in a quiet cul-de-sac location in Biggleswade.

Upon entry, you are welcomed into an entrance hall leading to the downstairs W.C, a generously sized reception room, and the open plan style eat-in kitchen, that leads out to the rear garden. On the first floor, there are two double bedrooms, a single bedroom/office, and a three-piece family bathroom featuring a wash hand basin, W.C. and bath with shower over.

Externally, there is a well-sized south-facing rear garden, mostly laid to lawn with an additional patio area ideal for entertaining in the summer months, and a storage shed that has the additional bonus of plumbing and electricity. To the front right side of the property is a driveway with parking for two cars and a garage with electricity which can also be accessed via the rear garden.

### Location

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.

- Three bedrooms
- Cul-de-sac location
- Garage & off road parking
- EPC C / Council tax band C
- Freehold
- South facing rear garden



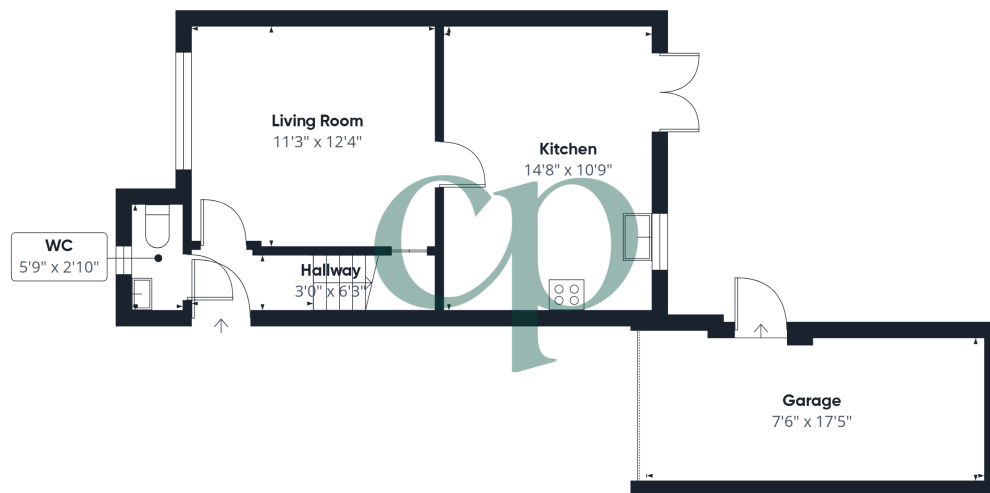




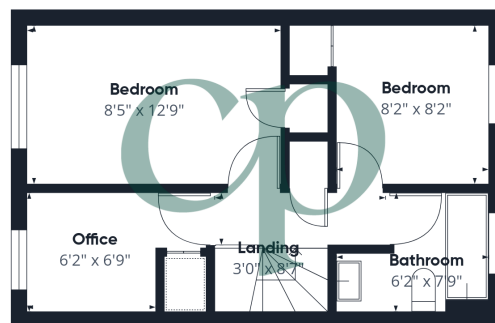








Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
794 ft<sup>2</sup>

(1) Excluding balconies and terraces

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(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	71	77
	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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