



JOSHUA JAMES

ESTATE AGENTS

Maunder Avenue, Biggleswade SG18 8GP

£450,000

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- Detached Family Home
- Kitchen / Diner with French Doors to the Rear Garden
- Sitting Room with Feature Fireplace
- Three Bedrooms with Master En-Suite
- Well Presented Throughout
- Landscaped Rear Garden
- Driveway Parking for Three Vehicles
- Detached Single Garage with Eaves Storage
- Walking Distance to all Local Amenities & Schools
- Popular Residential Location



Well presented detached family home - Fully fitted kitchen / diner with French doors opening directly onto the rear garden - Cloakroom - Sitting room with feature fireplace - Three bedrooms - Master en-suite shower room - Family bathroom & downstairs cloakroom - Fully enclosed landscaped garden - Driveway parking for three vehicles - Detached single garage with additional eaves storage space - Popular residential location - Walking distance to all local amenities & schools.

Biggleswade is a Market Town in Central Bedfordshire. Situated approximately 40 Miles from London & 20 miles from Cambridge. Biggleswade Train Station offers fast and regular trains to London Kings Cross with the A1 being just a short distance away. Local amenities in the town include a wide range of Schools, Restaurants, Public Houses & Supermarkets. The A1 Retail Park is situated less than a mile from the property.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		90
(69-80) C	80	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC

