



7 Boothey Close, Biggleswade - SG18 0DG

Guide Price £375,000



HARVEY  
ROBINSON



- THREE BEDROOM END OF TERRACE FAMILY HOME
- TWO RECEPTION ROOMS
- WELL APPOINTED ROOMS
- REFITTED BATHROOM
- SOUTH-FACING REAR GARDEN
- OFF ROAD PARKING
- IMMACULATELY PRESENTED
- CLOSE TO TRAIN STATION
- CLOSE TO AMENITIES AND SCHOOLS
- VIEWINGS HIGHLY ADVISED









We are delighted to present this immaculately presented three-bedroom end-of-terrace family home, tucked away within a cul-de-sac in this popular part of the town. The well-appointed accommodation briefly comprises an entrance hall with two useful storage cupboards, a spacious 20ft lounge/dining room with French-style doors opening onto the rear garden, a fitted kitchen, and a study/family room completing the ground floor living space.

To the first floor are three well-proportioned bedrooms and a beautifully refitted shower room. Externally, the south-facing rear garden has been thoughtfully landscaped with a low-maintenance design, incorporating a paved patio area, gravel sections and flower beds to the borders. To the front, there is off-road parking for several vehicles.

#### LOCATION AND AMENITIES

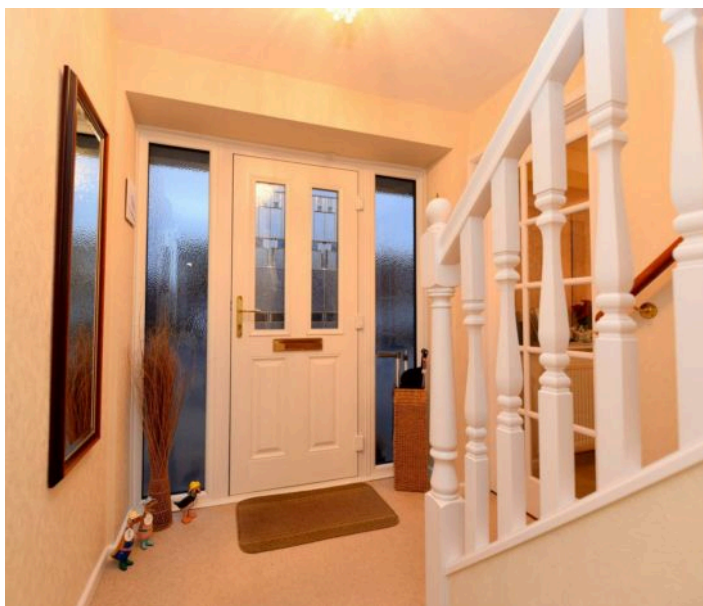
The property is well situated for convenience and lifestyle. Local shops and amenities are within easy reach, and there are primary schools nearby, making it practical for families.

Biggleswade town centre, located just over a mile away, offers a wide range of shops, bars, and restaurants, while further big-brand shopping is available at the Retail Park on the outskirts of town. Commuters will benefit from the mainline train station, which provides regular services into London King's Cross and St Pancras in approximately 40 minutes. Road access is also excellent, with the A1 nearby providing convenient routes both north and south.

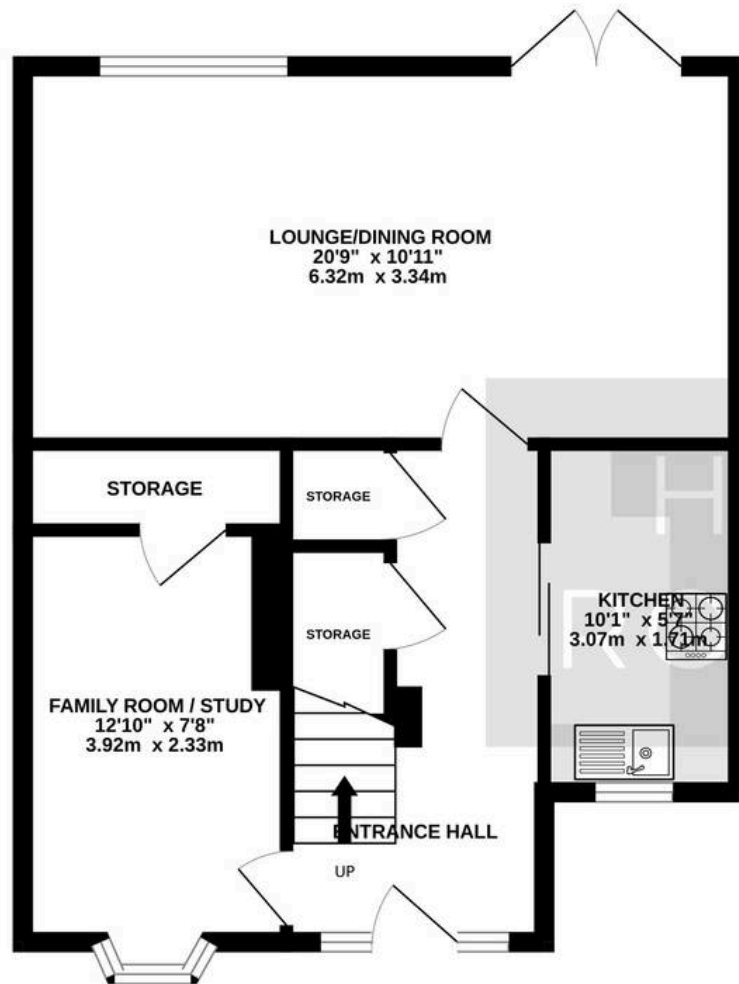
This property provides a balanced combination of accessibility, local amenities, and lifestyle opportunities, making it a practical choice for families and commuters alike. Viewings are strongly recommended to fully appreciate everything this home has to offer. Please contact our Biggleswade office for further information or to arrange an appointment.

Council Tax band: C

Tenure: Freehold



GROUND FLOOR  
500 sq.ft. (46.4 sq.m.) approx.



FIRST FLOOR  
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA : 892 sq.ft. (82.9 sq.m.) approx.

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## FAQ'S

Property Tenure: Freehold

Property Built: 1970's

Council Tax Band: C

Rear Garden Aspect: South

Water Meter: TBC

Loft: Partially Boarded, Ladder, Light

Primary School Catchment: St Andrews / Biggleswade Academy

Secondary School Catchment: Edward Peake / Stratton

EPC Rating: TBC

What3Words Location: [///passion.friend.diplomas](https://www.what3words.com/#!/passion.friend.diplomas)

## SERVICES

Heating: Gas Central Heating

Electricity: Mains

Water: Mains

Sewage: Mains

## TRAVEL

Distance to A1: 3.5 miles

Biggleswade Railway Station: 1.1 miles

Cambridge: 21.5 miles

Bedford: 11.6 miles Milton Keynes: 27.6 miles

London: 47.8 miles

