



Connells

Heron Close
Biggleswade

Heron Close Biggleswade SG18 8HG

for sale
£230,000



Property Description

Tucked away in a peaceful cul-de-sac just half a mile from Biggleswade train station, this charming two bedroom cluster home is a true hidden gem-offered to the market chain free and in immaculate condition throughout.

The home enjoys a lovely sense of space and community, with ample parking and a beautifully kept communal garden-a perfect spot for morning coffees, weekend lounging or soaking up the sun with friends and neighbours.

Inside, you'll find a bright and airy layout that's been lovingly maintained, offering a warm and welcoming feel from the moment you step through the door. Whether you're a first-time buyer, savvy investor or looking to downsize without compromise, this home offers the perfect blend of comfort, convenience and lifestyle.

With the town centre and train links just a short stroll away, this property ticks all the boxes. Early viewing is a must.



Lounge

15' 6" x 9' 4" (4.72m x 2.84m)

Dining Room

6' 9" x 4' 10" (2.06m x 1.47m)

Kitchen

8' 3" x 7' 8" (2.51m x 2.34m)

Bedroom One

12' 2" x 8' 7" (3.71m x 2.62m)

Bedroom Two

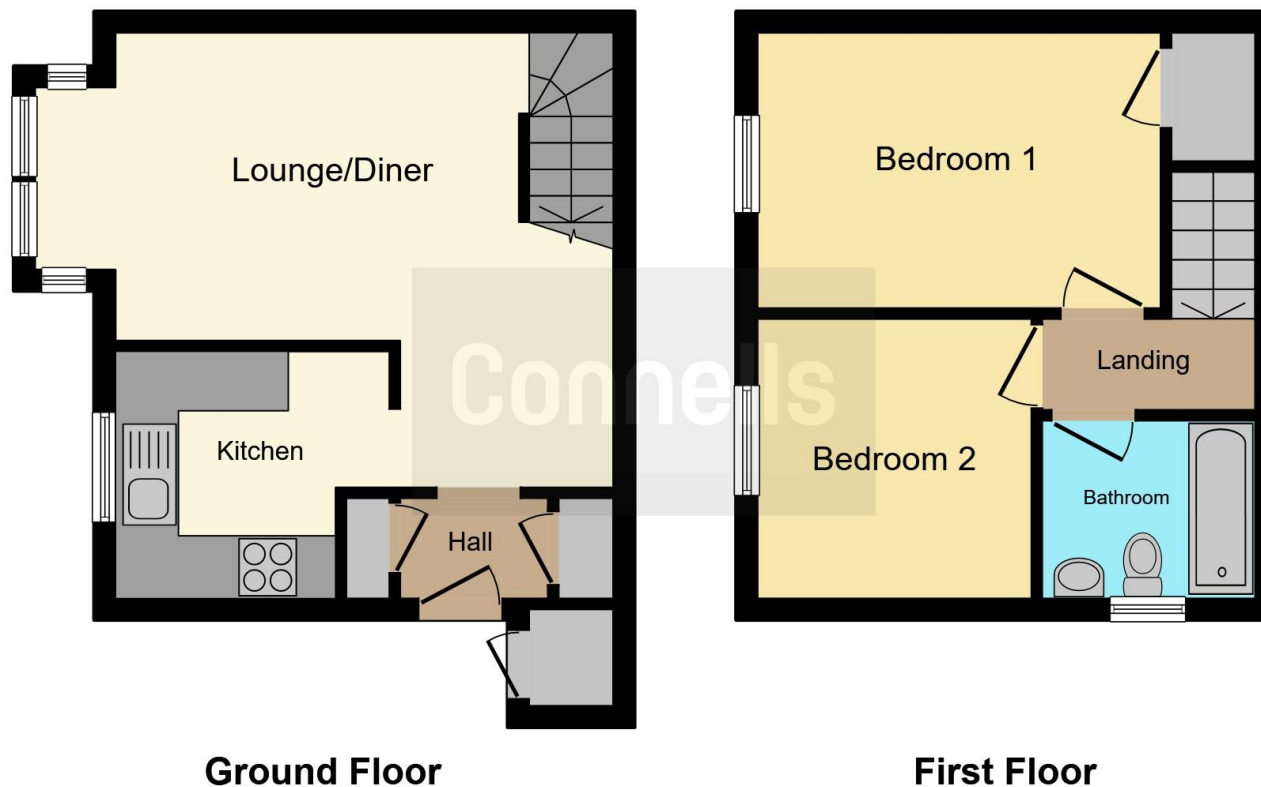
8' 11" x 8' 9" (2.72m x 2.67m)

Bathroom









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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42 Allhallows
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EPC Rating: C Council Tax
 Band: B

Service Charge: 450.00 Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/BED312423

This is a Leasehold property with details as follows; Term of Lease 999 years from 31 May 1982. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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