

# West Walk, Biggleswade - SG18 0PD

Guide Price £295,000

HARVEY ROBINSON

- DETACHED BUNGALOW
- THREE BEDROOMS
- BRIGHT AND AIRY KITCHEN
- SPACIOUS LOUNGE
- CONSERVATORY
- MODERN SHOWER ROOM
- LANDSCAPED REAR GARDEN
- RESIDENTS PARKING
- WELL MAINTAINED THROUGHOUT
- CLOSE TO LOCAL AMENITIES















This well-presented three bedroom detached bungalow offers spacious and versatile accommodation, having been well maintained and significantly improved by the current owner. Ideally suited to those seeking single-storey living, the property combines a bright and airy interior with generous outside space and excellent privacy.

The accommodation comprises a welcoming entrance hall, spacious lounge, bright and well-appointed kitchen, modern shower room and three well-proportioned bedrooms. A useful conservatory provides additional living space and enjoys views over the garden.

The property has benefited from a number of improvements over recent years, including a modern replacement kitchen and shower room, new flooring and a boiler installed approximately five years ago, providing a comfortable and well-maintained home ready to move into.

Externally, the property is particularly appealing, being fully enclosed by fencing to all sides, creating a private and secure setting. The generous rear garden has been designed with low maintenance in mind, while the spacious front garden includes a paved ramp providing easy and convenient access to the property. Residents' parking is available within the shared car park located to the front.

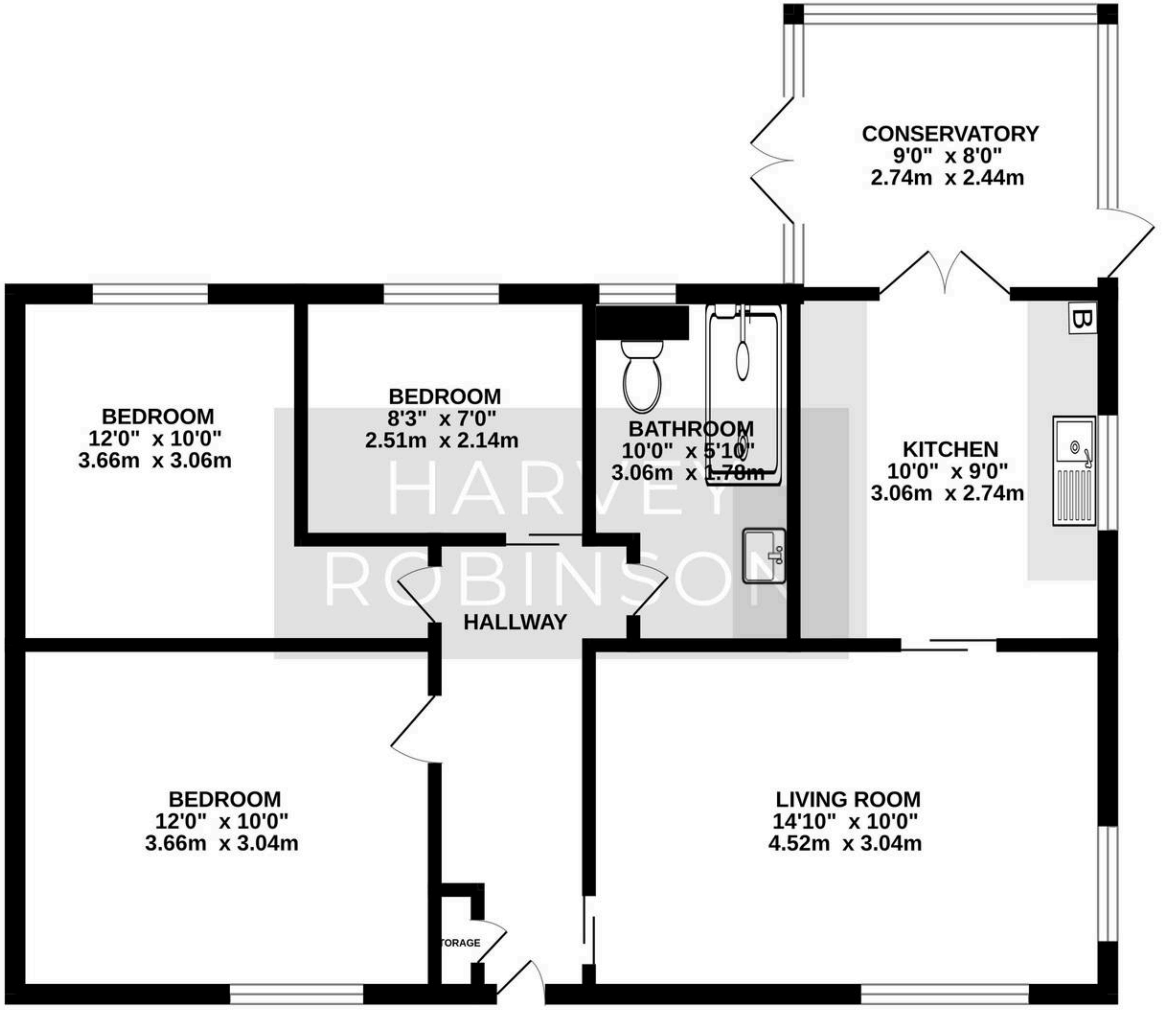
Located on West Walk, the property is well placed for access to Biggleswade's wide range of local amenities, while the town centre, railway station and surrounding countryside are all within easy reach. An excellent opportunity for those looking for a detached bungalow with generous gardens, resident parking and the benefit of numerous improvements.







GROUND FLOOR
694 sq.ft. (64.5 sq.m.) approx.




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TOTAL FLOOR AREA : 694 sq.ft. (64.5 sq.m.) approx.

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**FAQ'S**

Property Tenure: Freehold
Council Tax Band: A
EPC Rating: TBC
Boiler age: 2021
Boiler last serviced: February 2026
Rear Garden Aspect: South West facing
Parking: Shared car park for local residents
Water Meter: Yes
Primary School Catchment: Lawnside Academy / St Andrews Lower
Secondary School Catchment: Edward Peke School / Stratton School
Postcode: SG18 0PD
What3words:///ally.bonfires.rooting

**SERVICES**

Heating: Gas Central Heating
Electricity: Mains
Water: Mains
Sewage: Mains
Broadband: Fibre to the premises

**TRAVEL**

Distance to A1: 1.4 miles
Biggleswade Railway Station: 0.8 miles walking
Cambridge: 21 miles
Bedford: 12.4 miles
London: 46.3 miles

Council Tax band: A

Tenure: Freehold