



Mead End, Biggleswade, SG18 8JX
£425,000

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LATCHAM ———
————— DOWLING

ESTATE AGENTS

Latcham Dowling are delighted to offer for sale this beautifully presented four bedroomed semi detached situated in a wonderful location offering not only easy access to the town centre, retail park and station but local shops situated just a few minutes walk away.

The property has undergone many improvements by the current owners with a few being as follows- Loft conversion completed in 2022 and creating a 17' master suite complete with En Suite, New boiler installed in 2022, re-fitted kitchen in 2019, wonderful solid timber gazebo built in garden with pitched roof, power and lighting and a new resin driveway complete in April 2025 offering parking for 3-4 cars. So, this really is a "key turn" property and fully ready to put your belongings in and enjoy.

The accommodation briefly comprises of- Good sized entrance hall, cloakroom, lounge complete with solid wood flooring and a 17' kitchen/breakfast room completes the ground floor. On the first floor you have three bedrooms, two of which are doubles and the third a single and the family bathroom.

The second floor you have wonderful 17' master bedroom complete with an extensive range of bedroom furniture and the all important En Suite.

The garden is well maintained and an excellent area for entertaining. Too much sun, not a problem, retreat to the pitched roof solid timber gazebo complete with power and lighting. The fact the property to the rear is a bungalow, ensures privacy.

A real plus, especially for the growing family, is the newly laid resin driveway with parking for 3-4 cars. Now the location is simply great. Walking distance to the town, mainline station, retail park and a stones throw from Biggleswade academy lower school.

Biggleswade Town is located very close by with various shops, bars and restaurants with further brand shopping located at the Retail Park on the outskirts of the town. The mainline train station provides access into London Kings Cross/St Pancras within 40 minutes

Entrance

Entrance Hall





Cloakroom

Lounge
14'6 x 11'6 (4.42m x 3.51m)

Kitchen/Breakfast room
17'6 x 11'1 (5.33m x 3.38m)

First Floor

Landing

Bedroom Two
13'10 x 10' (4.22m x 3.05m)

Bedroom Three
10'3 x 9'9 (3.12m x 2.97m)

Bedroom Four
7'5 x 6'7 (2.26m x 2.01m)

Family Bathroom

Second Floor

Landing

Bedroom One
17'1 x 13'2 (5.21m x 4.01m)

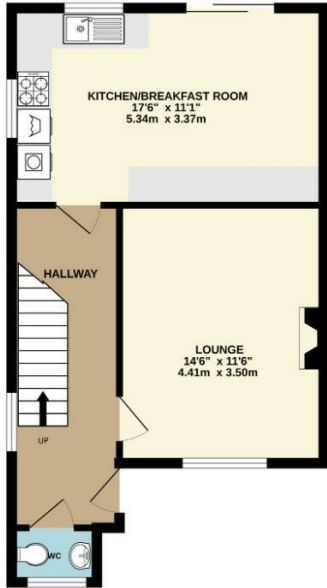
En Suite

Outside

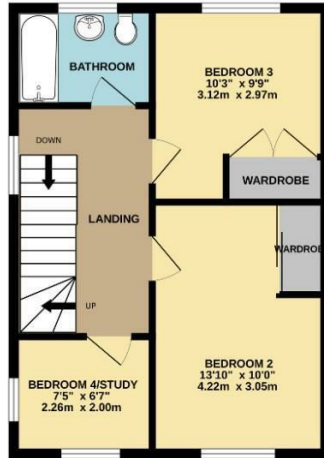
Rear Garden

Front Garden and parking

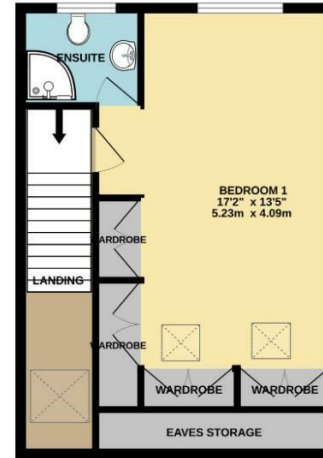
GROUND FLOOR
481 sq.ft. (44.7 sq.m.) approx.



1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.

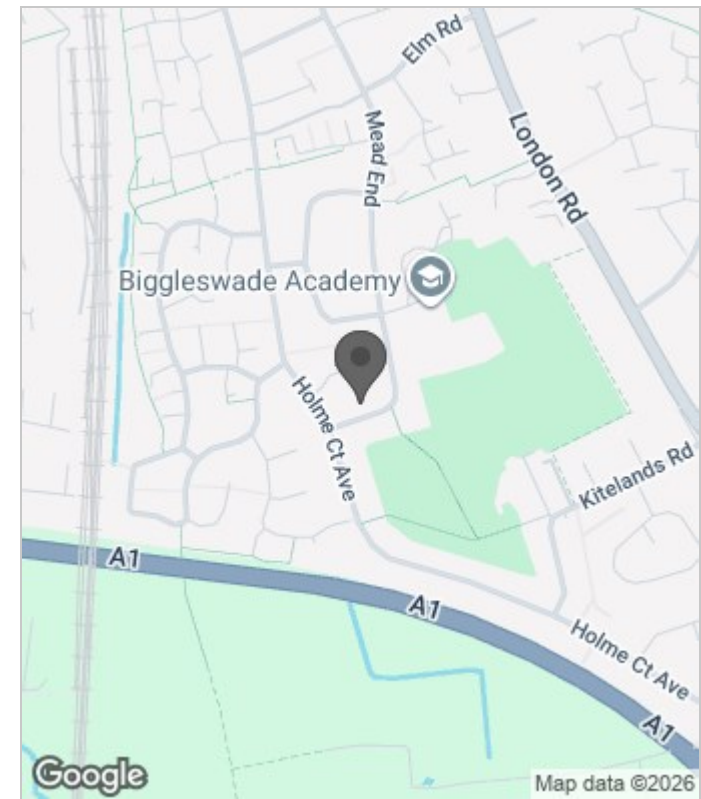


2ND FLOOR
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 1358 sq.ft. (126.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	72	
(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	

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