



Lily Edge
Biggleswade | SG18 8YR

AGENT HYBRID

Offers Over £450,000



We welcome to the the market, a CHAIN FREE, modern Four Bedroom Semi Detached Home , in the latest Taylor Wimpey Development on the periphery of Kings Reach in Biggleswade. Ideally situated in a peaceful location, at the end of a private cul-de-sac, the property overlooks a large green, play park and has access to countryside walks. Accommodation is set over three levels and briefly comprises of. An Entrance Hallway, with a door leading to the Lounge. From here you enter a modern Kitchen/Diner, fitted in contemporary grey gloss unit, with integral washing machine, dishwasher and fridge freezer. Downstairs also benefits from a WC. Stairs rise to the first floor landing, where you find three well appointed Bedrooms and the Family Bathroom. A further door opens to a private lobby, currently being used as an office space. Stairs from here rise and free flow into a huge master bedroom, occupying the top floor on it's own. With a vaulted ceiling dormer window overlooking the front, the room feels spacious, further enhanced by mirrored wardrobes and the benefit of an en-suite. Externally, the property benefits from a Private Rear Garden, mainly laid to lawn, with a patio seating area. There is also Parking for 3-4 cars.

DIMENSIONS

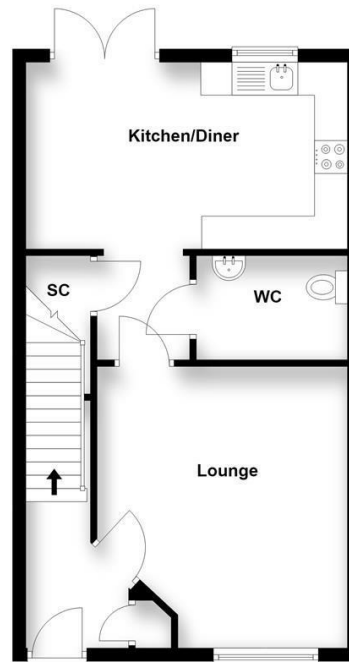
- Entrance Hallway
- Downstairs WC 7'0 x 4'6
- Lounge 14'0 x 12'5
- Kitchen/Diner 16'1 x 9'4
- Bedroom 2: 10'3 x 8'9
- Bedroom 3: 10'8 x 8'0
- Bedroom 4: 10'8 x 7'7
- Family Bathroom 7'0 x 6'3
- Master Bedroom 18'7 x 15'9
- En-Suite 8'3 x 5'0

N.B.

There is an estate charge payable approx. £185.00 per annum.

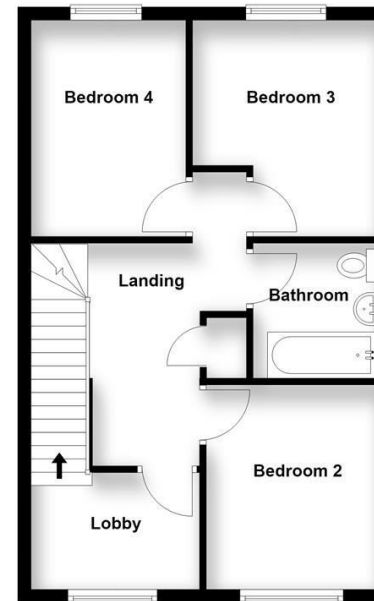
Ground Floor

Approx. 43.4 sq. metres (466.8 sq. feet)



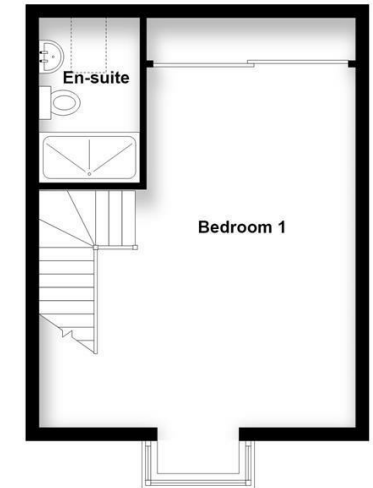
First Floor

Approx. 45.5 sq. metres (489.8 sq. feet)



Second Floor

Approx. 30.3 sq. metres (326.3 sq. feet)



Total area: approx. 119.2 sq. metres (1282.9 sq. feet)

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A details survey has not been carried out, not the service, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposed and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating	
Current	Potential
 (92 plus) A (81-91) B (69-80) C (55-68) D	85 → 95

Agent Hybrid

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