



Moonflower Place

Biggleswade,
Bedfordshire, SG18 8YP
£440,000

country
properties

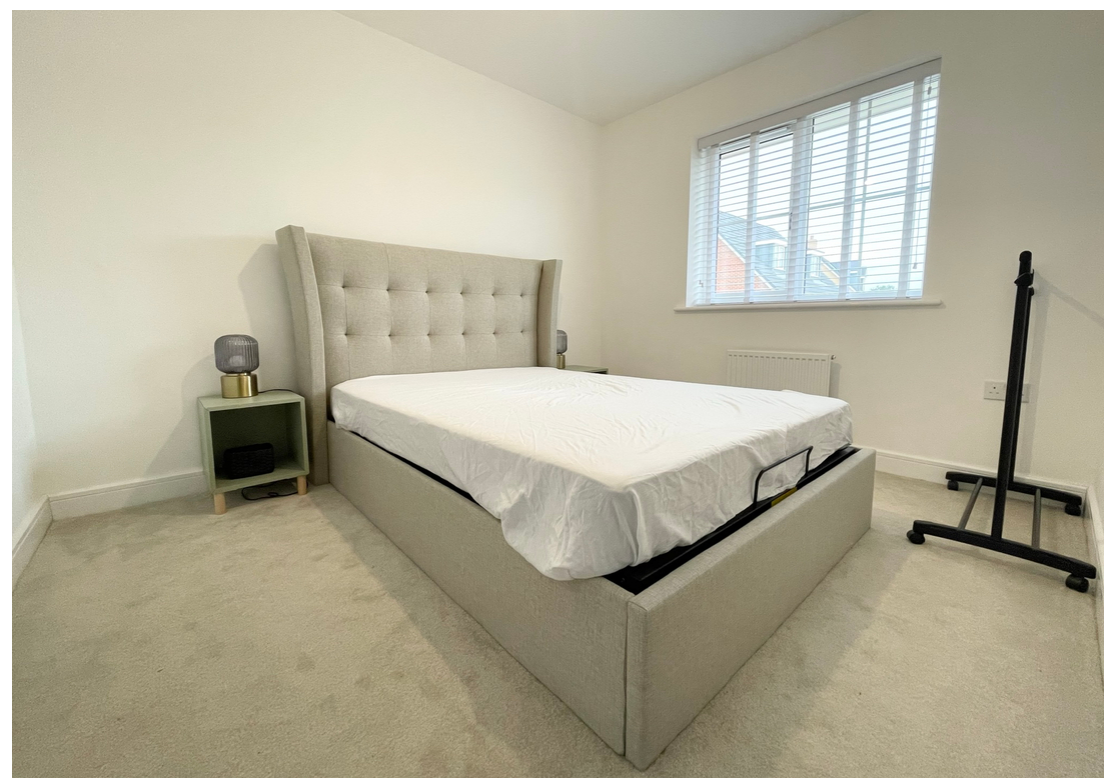
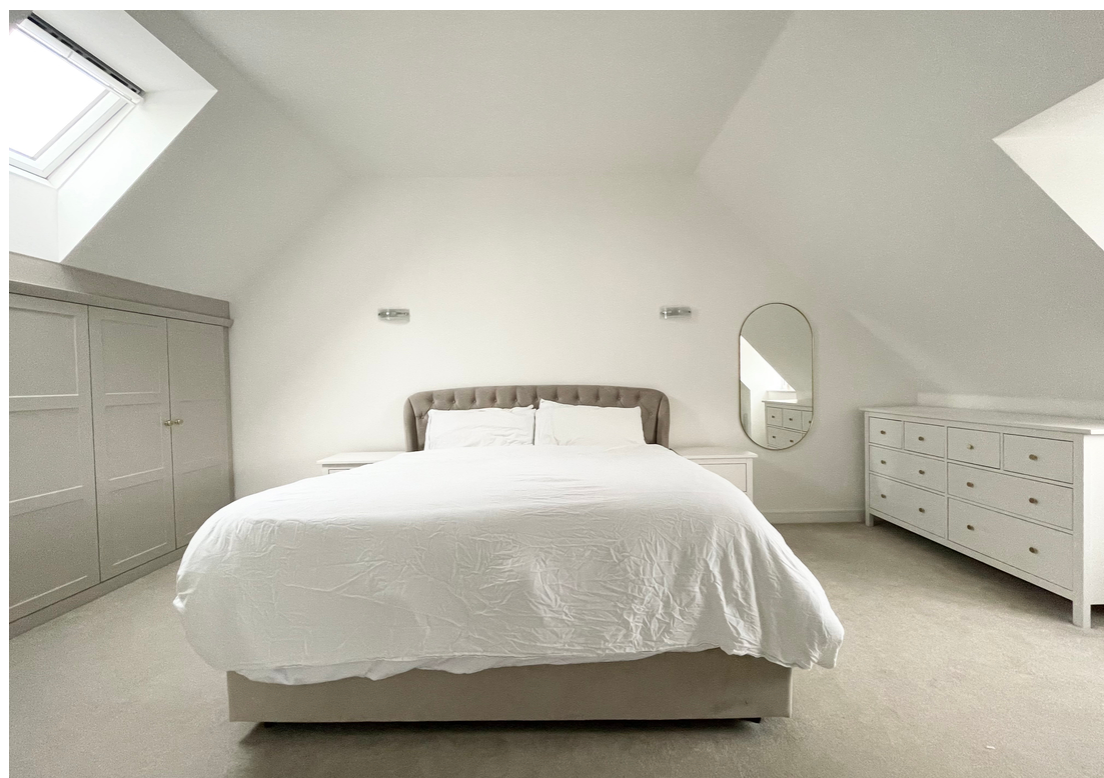
An attractive four-bedroom townhouse situated on the popular Orchard Chase development, offering generous accommodation across three floors and conveniently located approximately 1.6 miles from Biggleswade train station and the town centre (as per Google Maps). Offering spacious accommodation arranged over three floors, the property comprises an entrance hall, generous lounge, modern kitchen/diner and cloakroom to the ground floor. The first-floor features three well-proportioned bedrooms and a family bathroom, while the top floor is dedicated to the impressive principal bedroom complete with an en-suite. Externally, the property benefits from an enclosed rear garden and a private driveway providing off-road parking for three vehicles.

Biggleswade is a thriving market town offering an excellent range of amenities, including supermarkets, independent shops, cafés, restaurants and a retail park. The town benefits from a mainline railway station with regular services to London King's Cross, making it an ideal choice for commuters. Families are well served by a selection of well-regarded schools, while excellent road links via the A1 provide convenient access to the M25, M1 and wider motorway network. London Luton Airport is also within easy reach, further enhancing the town's connectivity.

(All purchasers must complete an AML and financial sanctions check once a sale is agreed (subject to contract). The check is carried out by our third-party provider at a cost of £60 including VAT per property, payable by the applicant(s)).

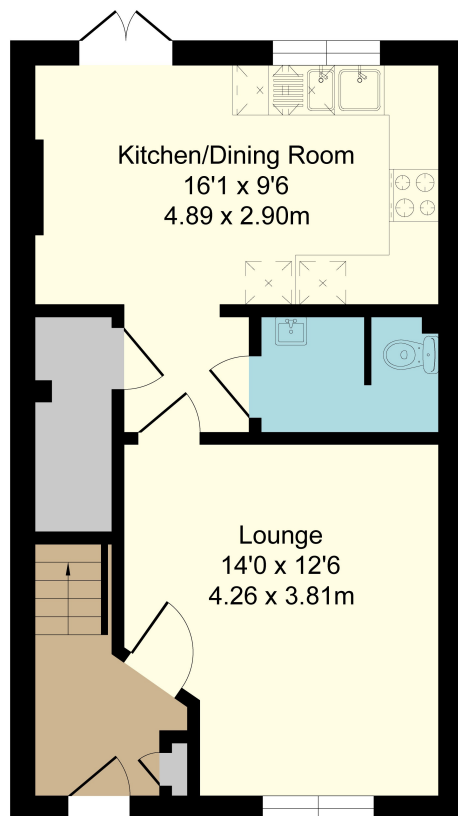
- Four bedroom town house
- Principal bedroom with en-suite
- Off road parking for 3 cars
- Enclosed rear garden
- Council Tax Band D / EPC Rating B



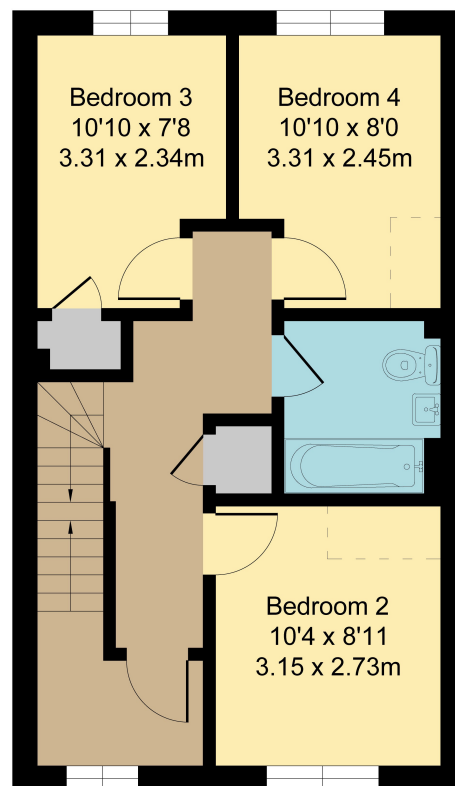




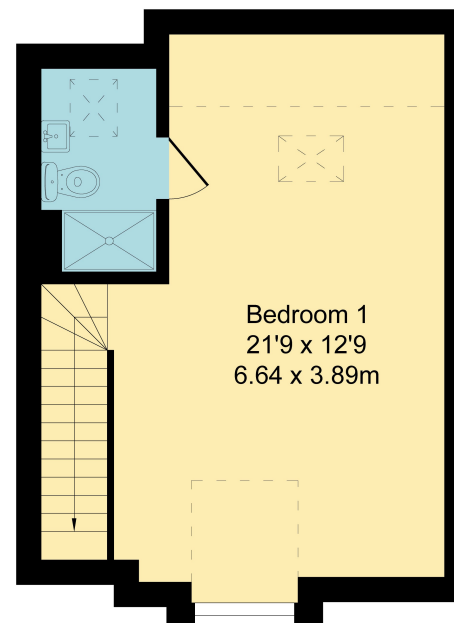
Ground Floor
Area: 43.3 m² ... 466 ft²



First Floor
Area: 43.3 m² ... 466 ft²



Second Floor
Area: 31.7 m² ... 342 ft²



Total Area: 118.3 m² ... 1274 ft²

All Measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	95
(81-91)	B	85
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

Viewing by appointment only

Country Properties | 79, High Street | SG18 0LA

T: 01767 317799 | E: biggleswade@country-properties.co.uk

www.country-properties.co.uk

country
properties

country
properties