

29 Sandy View, Biggleswade, SG18 0HS

THOMAS MORRIS



Asking Price: £220,000 Freehold

Sandy View, Biggleswade, SG18 0HS

- One Bedroom Bungalow
- Multiple Reception Rooms
- Beautifully Maintained Gardens
- Extended and Spacious
- Close to Shops and Amenities
- Offered with No Onward Chain
- Combination Boiler Installed 2022
- Prospective Rental Income of £1000pcm
- Freehold
- EPC: TBC

Offered to the market with no onward chain, this spacious and extended bungalow occupies a pleasant position within the popular Sandy View development in Biggleswade.

Ideally situated within easy walking distance of local shops, amenities and bus routes, the property enjoys a peaceful setting overlooking an attractive green, away from passing traffic.





The accommodation begins with a useful entrance porch, leading into a well-appointed kitchen complete with integrated appliances. The comfortable living room features French doors opening into the thoughtfully designed extension, creating two versatile reception areas that could be used as a dining space, snug, hobby room or home office, depending on your needs. A further set of French doors provides direct access to the rear garden, allowing plenty of natural light to flow through the space.

The property also benefits from a generously proportioned double bedroom, served by a well-presented bathroom.

Outside, the rear garden has been lovingly maintained and offers an attractive mix of mature planting, colourful flower beds, astro-turf and a sociable patio area, ideal for relaxing or entertaining. Additional benefits include a useful storage shed and gated side access.

To the front, the beautifully landscaped shingle garden enhances the property's kerb appeal, setting it back from the footpath and enjoying delightful open views across the green.

Property Tenure: Freehold
Local Authority: Central Bedfordshire
Council Tax Band: A
EPC: TBC









Ground Floor
Hallway
Porch *5' x 4'4" (1.52m x 1.32m).*
Kitchen *8'10" x 7'5" (2.7m x 2.26m).*
Living Room *13'1" x 10'3" (4m x 3.12m).*
Dining Area *8'6" x 8'4" (2.6m x 2.54m).*
Snug *8'10" x 8'11" (2.7m x 2.72m).*
Bedroom *13'1" x 8'9" (4m x 2.67m).*
Bathroom *5'5" x 7'9" (1.65m x 2.36m).*

Outside
Rear Garden
Storage Shed
Front Garden

To conform with government Money Laundering Regulation 2017, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £80 incl. VAT for this (for the transaction not per person), payable directly to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.



We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Thomas Morris.

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Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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