

16 Finzi Grove, Biggleswade, SG18 8UE

THOMAS MORRIS



Offers Over: £375,000
Freehold

Finzi Grove, Biggleswade, SG18 8UE

- Office/Utility Room
- Generous South Facing Rear Garden
- Driveway and Garage
- Three-Bedroom Semi-Detached House
- En-Suite Shower Room
- Kitchen/Dining Room with Integrated Appliances
- Popular Kings Reach Estate
- 1.2 Mile Walk to Mainline Train Station
- Freehold
- EPC: B (83)

Immaculately presented three-bedroom semi-detached home situated within the popular Kings Reach development in Biggleswade.

Beautifully maintained by the current owners, this attractive property offers an ideal purchase for first-time buyers, young families, or those looking to upsize.





The accommodation begins with a welcoming entrance hall, complete with useful under-stairs storage and a WC. To the front of the property, the well-appointed kitchen/dining room features integrated appliances, tiled splashbacks and ample space for family dining. To the rear, the bright and spacious living room enjoys an abundance of natural light and benefits from French doors opening onto the rear garden.

Upstairs, the principal bedroom boasts fitted wardrobes and an en-suite shower room, while two further bedrooms are served by a modern family bathroom.

Outside, the south-facing rear garden has been thoughtfully designed for low-maintenance living and entertaining, with an impressive patio area providing the perfect space for outdoor dining and socialising. A path leads to the partially converted garage, currently arranged as a home office, utility area and gym, while retaining valuable storage space to the front with useful eaves storage. To the front of the property is a well-maintained garden and driveway parking.

Ideally positioned within walking distance of local shops, amenities, schools and recreational facilities, the property is also conveniently located approximately 1.2 miles from Biggleswade's mainline railway station and town centre, offering excellent commuter links into London and beyond.

Property Tenure: Freehold
Local Authority: Central Bedfordshire
Council Tax Band: D
EPC: B (83)









Ground Floor
Entrance Hall *15'1" x 6'8" (4.6m x 2.03m)*.
WC *3'6" x 6'3" (1.07m x 1.9m)*.
Living Room *10'4" x 15'6" (3.15m x 4.72m)*.
Kitchen/Dining Room *11'5" x 8'6" (3.48m x 2.6m)*.
Office/Utility *10'10" x 9' (3.3m x 2.74m)*.

First Floor
Landing *6'10" x 6'2" (2.08m x 1.88m)*.
Bedroom 1 *8' x 9'6" (2.44m x 2.9m)*.
En-Suite *5'10" x 5'7" (1.78m x 1.7m)*.
Bedroom 2 *10'4" x 8'6" (3.15m x 2.6m)*.
Bedroom 3 *10'5" x 6'7" (3.18m x 2m)*.
Bathroom *6'9" x 5'7" (2.06m x 1.7m)*.

Outside
Rear Garden
Front Garden
Driveway
Garage *7'11" x 9'11" (2.41m x 3.02m)*.

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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