



194 Drove Road, Biggleswade, SG18 0HP





# Asking Price: £400,000 Freehold

Drove Road, Biggleswade, SG18 0HP

- Popular and Desirable Location
- 0.8 Mile walk to mainline train station
- Huge potential to extend ( STPP)
- No onward Chain
- Ample Parking and Garage
- Expensive Garden of Over 70ft
- Conservatory
- Separate Reception Rooms
- Freehold
- Energy Rating = TBC

Nestled on one of Biggleswade's prestigious streets, this classic semi-detached home presents an excellent opportunity for those seeking spacious living quarters, a generous rear garden, substantial parking, and the added convenience of a garage. Situated just a short 0.8-mile stroll from Biggleswade's mainline train station, commuting to London is effortlessly accessible.

This family-friendly residence exudes charm and character while boasting considerable potential throughout. The welcoming formal entrance hall sets the tone, leading into a bay-fronted living room and an equally impressive dining room adjacent to the rear kitchen. The prospect of seamlessly merging these spaces opens the possibility of a spacious kitchen/dining/family room. Accessible from the dining room, the garden room provides a serene retreat with stunning views of the lush garden.

Ascending to the first floor reveals three bedrooms, with the initial two being generously sized doubles. Accompanying these is the family bathroom.

Externally, the rear garden impresses with its expansive layout, encompassing a mix of patio, lawn, and mature borders. A garage, conveniently positioned at the side of the property, is complemented by a block-paved driveway at the front, completing the appeal of this attractive family home.



# Accommodation

## Ground Floor

Entrance Hall 14'8" x 6'3" (4.47m x 1.9m).

Dining Room 11'9" x 11'5" (3.58m x 3.48m).

Living Room 12'10" x 12'4" (3.9m x 3.76m).

Conservatory 8'7" x 10'11" (2.62m x 3.33m).

Kitchen 8'6" x 7'4" (2.6m x 2.24m).

## First Floor

### Landing

Bedroom 11'10" x 12'1" (3.6m x 3.68m).

Bedroom 11'6" x 11'6" (3.5m x 3.5m).

Bedroom 6'3" x 7'3" (1.9m x 2.2m).

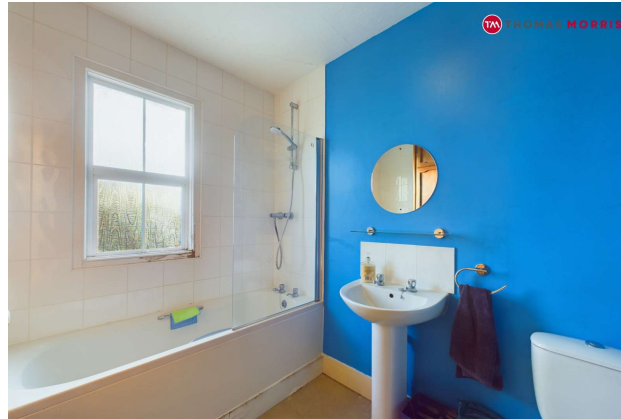
### Family Bathroom

### Outside

Bloc Paved Driveway

Garage

Rear 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 £60 including 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.



**Thomas Morris**

1 Market Square, Biggleswade, Bedfordshire,  
SG18 8AP

T: 01767 310111

enquiries@tm-biggleswade.co.uk

Visit all our properties at  
[thomasmorris.co.uk](http://thomasmorris.co.uk)



Ground Floor



Floor 1

Approximate total area<sup>®</sup>  
949.93 ft<sup>2</sup>  
88.25 m<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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.

**Disclaimer**

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.

Thomas Morris is a trading name, independently owned and operated under licence from LSLi Limited, by AIG (SLB) Ltd (company number 14716652), registered in England at 5 Brooklands Place, Brooklands Road, Sale, Cheshire, United Kingdom, M33 3SD.

