



194 Drove Road, Biggleswade, SG18 0HP



# Asking Price: £390,000

## 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 = 48/E

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 up 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



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