



24 Lily Edge, Biggleswade, SG18 8YR



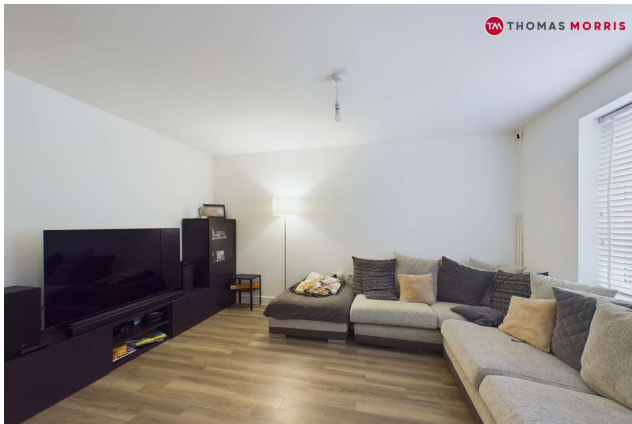
## Offers in excess of: £450,000 Freehold

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- No Onward Chain
  - Semi-Detached Family home
  - Four Bedrooms
  - Upgraded Throughout
  - Own Driveway & Additional Space
  - Integrated Kitchen
  - Large Enclosed Rear Garden
  - 1.4 Mile walk to station
  - Freehold
  - Energy Rating B/85
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"Discover Your Dream Family Home! A charming four-bedroom semi in Orchard Chase. Modern layout, spacious rooms, luxurious main suite, private garden, ample parking. Don't miss out!"





# Accommodation

## Ground Floor

### Hallway

Living Room 13'9" x 12'7" (4.2m x 3.84m).

### Cloakroom

Kitchen/Diner 9'4" x 16 (2.84m x 16).

## First Floor

### Landing

Bedroom 10'8" x 7'8" (3.25m x 2.34m).

Bedroom 10'8" x 8' (3.25m x 2.44m).

### Family Bathroom

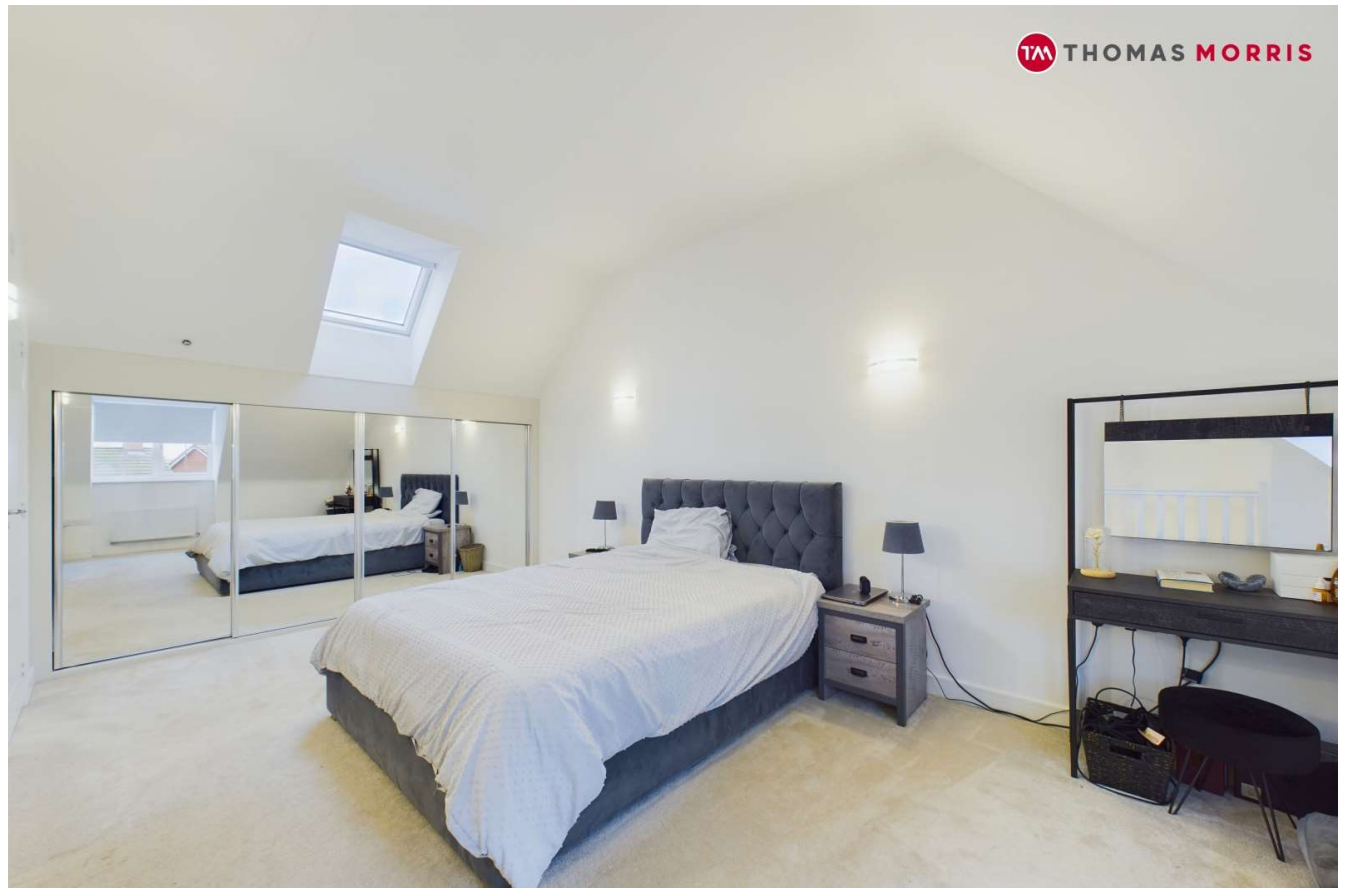
Bedroom 10'3" x 8'11" (3.12m x 2.72m).

## Second Floor

Bedroom 19'4" x 12'10" (5.9m x 3.9m).

### Ensuite Bathroom

## Outside



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.



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