



8 Chew Meadow, Biggleswade, SG18 0RG





Asking Price: £365,000

Freehold

Chew Meadow, Biggleswade, SG18 0RG

- Well Presented Semi Detached Home
- Three Double Bedrooms
- Dual Aspect Kitchen/Dining Room
- Double Length Driveway
- En-Suite To Master Bedroom
- Downstairs Cloakroom
- 1.2 Mile Walk To Mainline Train Station
- Freehold
- Sought After St Andrews Development
- Energy Rating B/84

Located on the popular St Andrews development is this very well presented three bedroom semi-detached home. Offering a short walk to the local schools and shops and only a 1.1 mile walk to Biggleswade mainline train station.

Internally, you enter the hallway area leads one way in to the dual aspect living room and the other too the kitchen/diner. The kitchen/diner has a modern fitted kitchen complete with integrated appliances and patio doors leading to the rear garden.

On the first floor there are three double bedrooms with an en-suite shower room to the master bedroom. You will also find the family bathroom.

Externally, the property has off road parking for two/three vehicles. The side gates leads to the rear garden which has a small patio area and then the rest is laid to lawn.

EPC Rating - B/84

Council Tax Band - D

Local Authority - Central Beds

Property Type - Freehold



# Accommodation

## Ground Floor

### Hallway

Living Room 10'2" x 15'3" (3.1m x 4.65m).

Kitchen/Diner 15'4" x 13'11" (4.67m x 4.24m).

### WC



## First Floor

### Landing

Bedroom 1 10'7" x 11'1" (3.23m x 3.38m).

### En-Suite

Bedroom 2 11'7" x 8'1" (3.53m x 2.46m).

Bedroom 3 10'3" x 7' (3.12m x 2.13m).

Bathroom 6'6" x 7'7" (1.98m x 2.3m).

## Outside

### Rear Garden

### Driveway



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)



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.

