









Queens Close

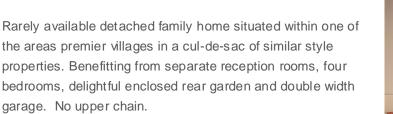
Guide Price £550,000 to £565,000

Northill, Biggleswade, SG18 9AR

Property Features

- NO CHAIN
- Detached Family Home
- Cul-de-Sac Location
- Premier Village
 Location
- Four Bedrooms
- **Full Description**

- En-Suite Shower Room
- Re-fitted Kitchen
- Cloak room & Utility Room
- Double Width Garage insulated and electric door



ENTRANCE HALL

RECEPTION HALLWAY

CLOAKROOM

UTILITY ROOM 6' 3" x 6' 1" (1.91m x 1.85m)

FITTED KITCHEN 11' 9" x 10' 1" (3.58m x 3.07m) Built in dishwasher, induction hob

DINING ROOM 12' 0" x 9' 9" (3.66m x 2.97m)

SITTING ROOM 18' 7" x 11' 2" (5.66m x 3.4m)

FIRST FLOOR GALLERIED LANDING

BEDROOM ONE 12' 5" x 11' 8" (3.78m x 3.56m)

EN-SUITE SHOWER ROOM

BEDROOM TWO 11' 2" x 9' 9" (3.4m x 2.97m)









BEDROOM THREE 11' 8" x 7' 7" (3.56m x 2.31m)

BEDROOM FOUR 8' 4" x 7' 9" (2.54m x 2.36m)

FAMILY BATHROOM

REAR GARDEN

Patio area, good size south facing rear garden being laid mainly to lawn, enclosed by timber fencing, personal door to garage, gated access to front, oil tank.

DOUBLE WIDTH GARAGE

Single up-and-over door, insulated with loft space, power and light connected















Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	С	73 C	
55-68	D		
39-54	E		
21-38	Energy efficiency chart		
1-20	G		

Approximate Gross Internal Area = 122.3 sq m / 1316 sq ft Double Garage = 25.6 sq m / 275 sq ft Total = 147.9 sq m / 1591 sq ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

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