



HARVEY ROBINSON

Guide Price

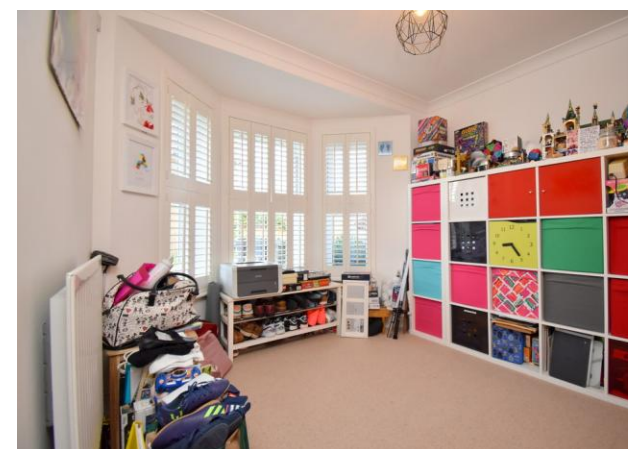
£520,000

Maunder Avenue

Biggleswade, SG18 8GL

Harvey Robinson estate agents in Biggleswade are delighted to offer for sale this stunning four bedroom detached family home within the popular Kings Reach development. Constructed in 2013 by Martin Grant Homes to the sought-after Langford design, the spacious and well laid out accommodation in brief consists of an Entrance Hall, a Cloakroom, a 20ft dual-aspect Lounge complete with bay window to the front and French-style doors opening to the rear Garden, a Dining Room with another beautiful bay window to the front aspect, and a Family/Breakfast Room also with French-style doors opening to the Garden too. An upgraded Kitchen packed with integrated appliances to include a fridge/freezer, washing machine and dishwasher completes the Ground Floor. Upstairs, boasting a Galleried Landing, the four Bedrooms and Family Bathroom lead off, with the Main Bedroom benefitting from having an Ensuite and built-in wardrobes. Outside, the property has a generous sized, South/East-facing, private garden with astro turf a large decking area perfect for outside dining and entertaining. A personnel door leads directly into the converted garage, offering a spacious office, storage to the front and an electric garage door with parking in front of. Further benefits include the hot tub, hot tub furniture and air conditioning in the Lounge, Main Bedroom and Second Bedroom. The property is located a short distance from Central Square with amenities to include a local convenience store, primary schooling, a community centre and a popular cafe and would make for an ideal family home. Biggleswade Town is located just over 1 mile away with various shops, bars and restaurants with further big-branded shopping located at the Retail Park on the outskirts of the town. The mainline train station provides access into London Kings Cross within 40 minutes making it ideal for the commuter.

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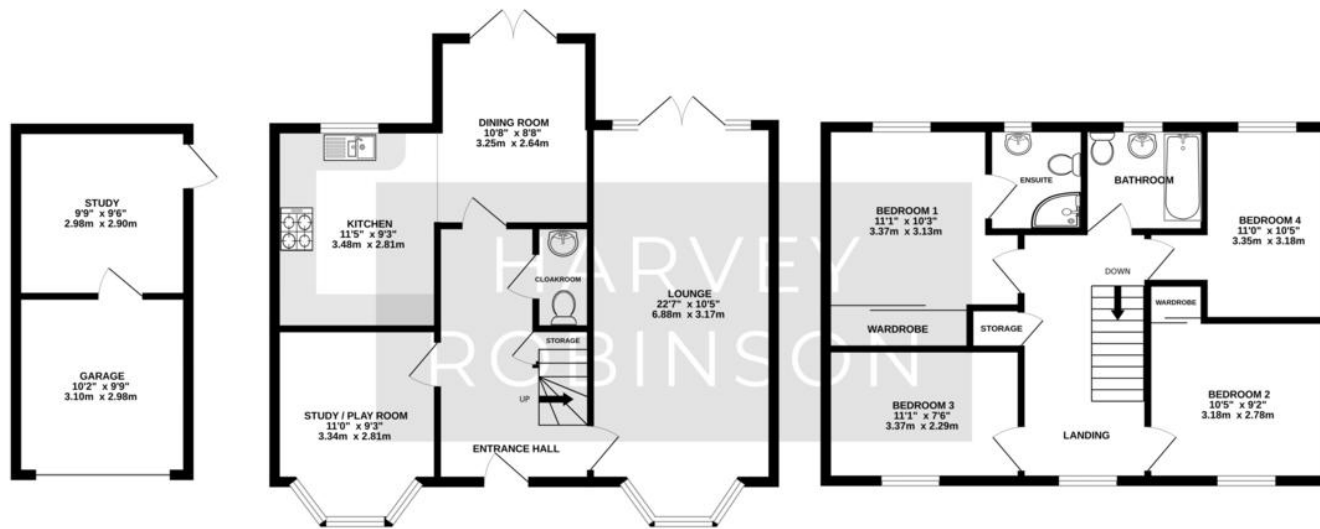




GARAGE
192 sq ft. (17.9 sq.m.) approx.

GROUND FLOOR
639 sq ft. (59.4 sq.m.) approx.

1ST FLOOR
577 sq ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA : 1409 sq.ft. (130.9 sq.m.) approx.
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FAQs

Tenure: Freehold
Property Built: 2013
Council Tax Band: E
Rear Garden Aspect: South-East
Water Meter: Yes
Loft Boarded: Yes, with ladder and light
Lower School Catchment: St Andrews East
Middle School Catchment: Edward Peake
Upper School Catchment: Stratton
Air conditioning included
Hot tub, hot tub furniture and Gazebo Included
Converted Garage
Postcode: SG18 8GL
what3words ://half.wage.readjust

EPC TO FOLLOW

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

HARVEY ROBINSON

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