



HARVEY ROBINSON

Guide Price

£535,000

Larkinson Avenue

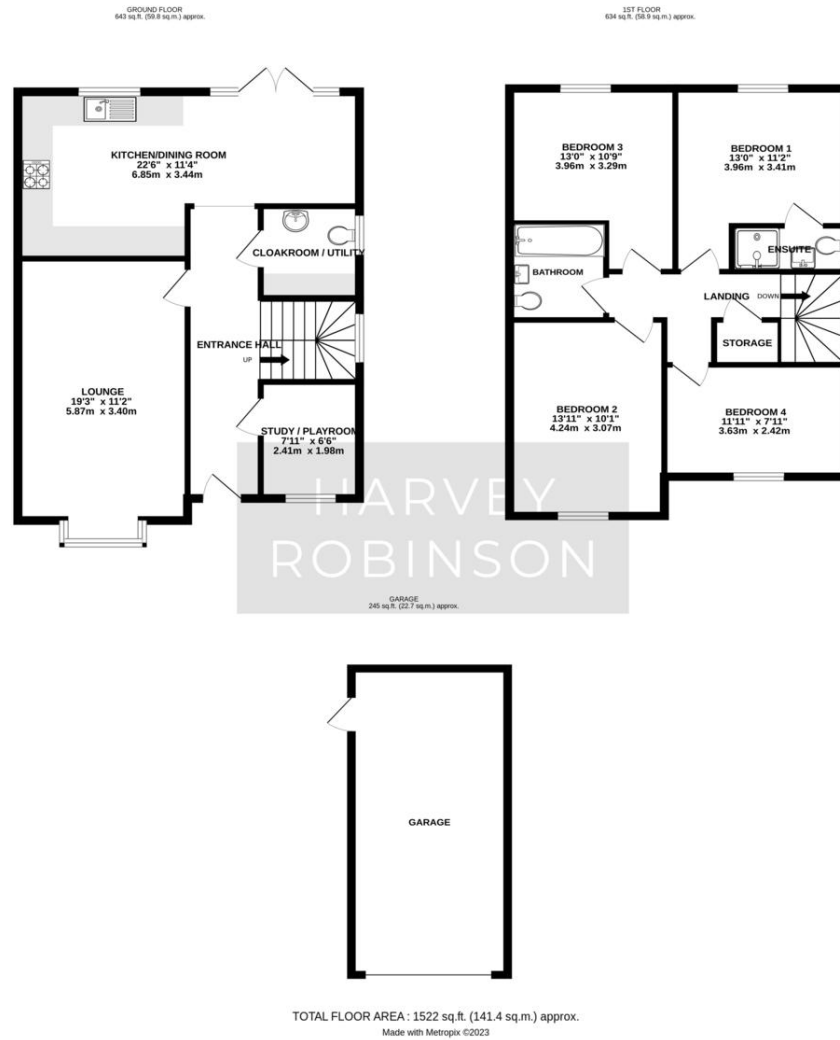
Biggleswade, SG18 0RF

## PROPERTY SUMMARY

Harvey Robinson estate agents in Biggleswade are delighted to offer for sale with no onward chain this well presented four double bedroom detached family home located within the highly popular and sought-after St Andrews development. Constructed by Bellway Homes, the spacious accommodation in brief consists of an entrance hall, cloakroom and utility, a study/play room, a 19ft lounge with bay window and a 22ft in length fully integrated kitchen/dining room with UPVC French-style doors leading out to the rear garden, completing the downstairs living space. Four double bedrooms with an ensuite to bedroom one as well as a family bathroom can be found occupying the first floor. Outside, the property has an enclosed low maintenance garden to the rear with a timber raised decking area and artificial turf. The generous sized garden has direct access to the single garage with a side gate leading to the off road parking to the front, suitable for two vehicles.

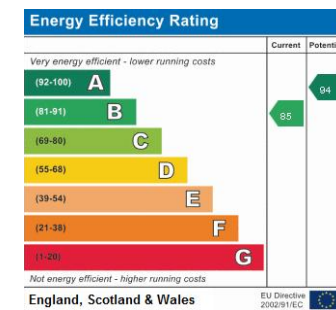






## FAQs

Property Tenure: Freehold  
 Property Built: 2019  
 Rear Garden Aspect: North  
 Council Tax Band: E  
 Energy Efficiency Rating: B  
 Lower School Catchment: St Andrews East  
 Middle School Catchment: Edward Peake  
 Upper School Catchment: Stratton  
 Annual Estate Maintenance Charge: £200.00 Approx.  
 What3words Location: ///operated.pies.binds



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

### OFFICE ADDRESS

5 Purcell Place, Sullivan Court,  
 Biggleswade, Bedfordshire,  
 SG18 8SX

### CONTACT

01767 660770  
 biggleswade@harveyrobinson.co.uk  
 www.harveyrobinson.co.uk