



HARVEY ROBINSON

Guide Price

£400,000 to £420,000

46 Rutherford Way

Biggleswade, SG18 8GA

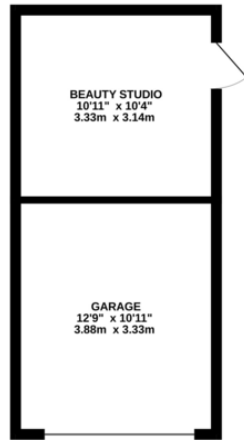
Harvey Robinson estate agents in Biggleswade are delighted to offer for sale this three-bedroom detached family home located within the hugely popular and highly sought-after Kings Reach development. Constructed in 2015 by Taylor Wimpey, the property is offered in immaculate condition throughout and in brief consists of an entrance hall, cloakroom, a kitchen/dining room with bay window packed with fully integrated appliances, and a lounge with French-style doors opening to the rear garden completing the ground floor living space. The three bedrooms with ensuite facilities to the main bedroom, and a family bathroom can be found occupying the first floor. Outside, the property has a landscaped enclosed garden and a single garage with parking for two vehicles. The garage has been part-converted and is insulated along with power connected providing an excellent studio/working-from-home space. Perfect for a family, this home is located a short distance from Central Square with amenities to include a local convenience store, a popular family-owned café and takeaway outlets, primary schooling, a community centre and with play parks nearby, this property would make for an ideal family home. Biggleswade town centre is located just over 1 mile away with various shops, bars and restaurants to choose from, 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 and St Pancras within 40 minutes making it ideal for the commuter too.

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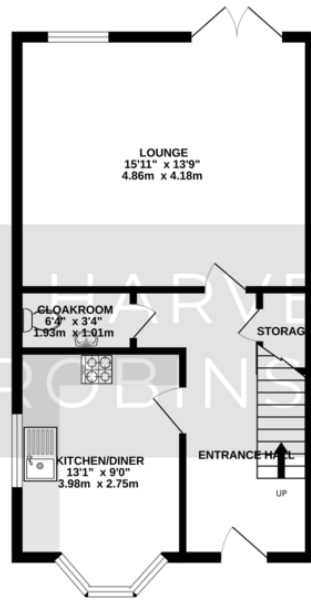




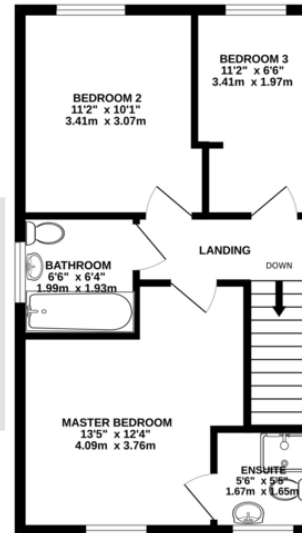
GARAGE / BEAUTY ROOM  
252 sq.ft. (23.4 sq.m.) approx.



GROUND FLOOR  
458 sq.ft. (42.6 sq.m.) approx.



1ST FLOOR  
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 1161 sq.ft. (107.8 sq.m.) approx.  
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## FAQs

Property Tenure: Freehold

Property Built: 2015

Council Tax Band: D

EPC Rating: TBC

Rear Garden Aspect: South

Water Meter: Yes

Lower School Catchment: St Andrews East

Middle School Catchment: Edward Peake

Upper School Catchment: Stratton

Postcode for SatNav: SG18 8GA

Water Meter: Yes

Loft Boarded: No

What3Words Location: ///eyeliner.rewarding.clicker

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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