



HARVEY ROBINSON

Guide Price

£450,000

Erlensee Way

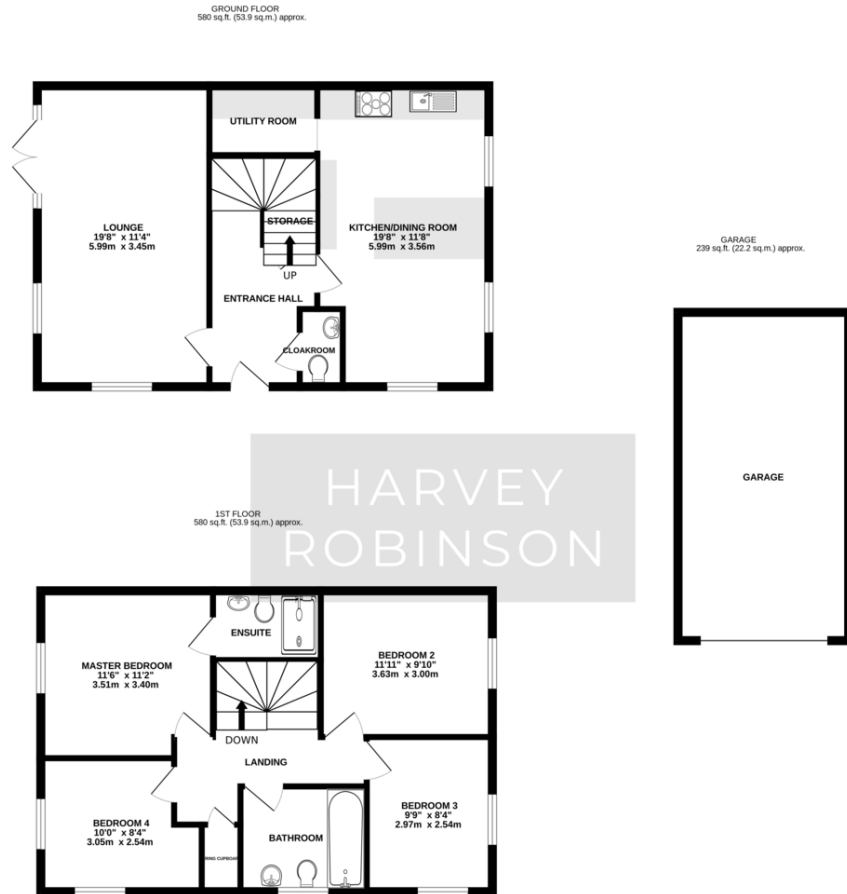
Biggleswade, SG18 8GG

Harvey Robinson estate agents in Biggleswade are delighted to offer for sale this beautifully presented double fronted four-bedroom semi-detached family home located within the hugely sought-after Kings Reach development. Constructed in 2013 by Taylor Wimpey to the ever popular 'Kenddale' design the accommodation in brief consists of an entrance hall, cloakroom, 19ft lounge, spacious kitchen/dining room and a utility room completing the internal downstairs living space. Four bedrooms with an ensuite to bedroom one, and a family bathroom can be found occupying the first floor. Outside, the property has an enclosed landscaped rear garden primarily laid to artificial turf with a covered pergola – perfect for outside dining and entertaining. Off road parking leads to a detached single garage. Located close by to amenities including a convenience store, community centre, a family-owned café and local schooling, the train station is a short distance away too, making this property a great family home. Biggleswade town centre is located just over 1 mile away with various shops, bars and restaurants to choose from, with further big-brand 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. Offered in great condition this property must be viewed to be fully appreciated with viewings arranged by contacting our Biggleswade estate agent offices.

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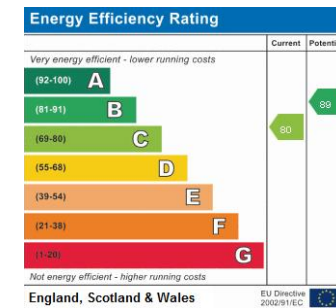




TOTAL FLOOR AREA : 1400 sq.ft. (130.0 sq.m.) approx.  
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## FAQs

Property Tenure: Freehold  
 Property Built: 2013  
 Council Tax Band: D  
 Water Meter: Yes  
 Rear Garden Aspect: North  
 Lower School Catchment: St Andrews East  
 Middle School Catchment: Edward Peake  
 Upper School Catchment: Stratton  
 Postcode for SatNav: SG18 8GG  
 What3Words Location: ///curable.arise.cling  
 EPC Rating: C



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