



HARVEY ROBINSON

Guide Price

£300,000

Walton Grove

Biggleswade, SG18 8GH

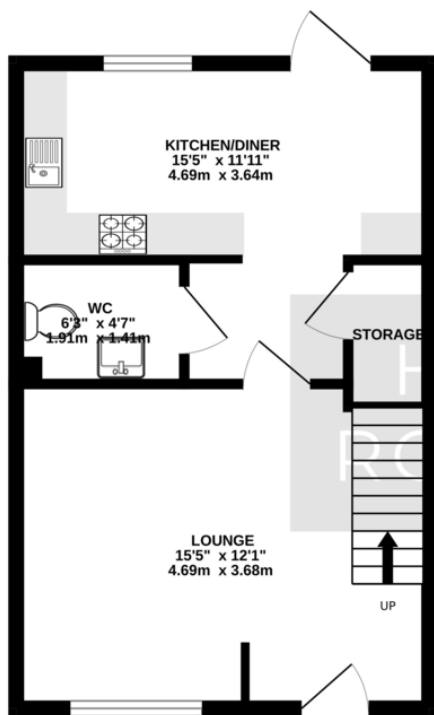
Harvey Robinson estate agents in Biggleswade are delighted to offer for sale this well presented two double bedroom terraced home within the hugely popular and sought-after Kings Reach development. Constructed by Taylor Wimpey in 2013 the accommodation in brief consists of a spacious lounge, a kitchen/dining room and a cloakroom to the ground floor. Upstairs, two double bedrooms and a three-piece bathroom suite can be found occupying the first floor. Outside, the property has a well-kept landscaped garden to the rear, and two allocated car parking spaces. A perfect home for a first time buyer, it's located within walking distance to local amenities to include a convenience store, a nursery and primary schooling, a community centre, and a popular coffee shop. Biggleswade Town is located just over 1 mile away with various shops, bars and restaurants to choose from with further excellent 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 this property ideal for the commuter too. Viewings can be arranged by contacting our Biggleswade estate agent offices.

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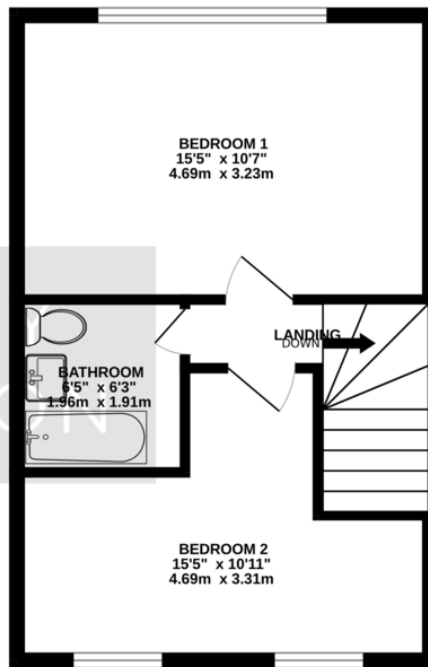




GROUND FLOOR
367 sq.ft. (34.1 sq.m.) approx.



1ST FLOOR
370 sq.ft. (34.3 sq.m.) approx.

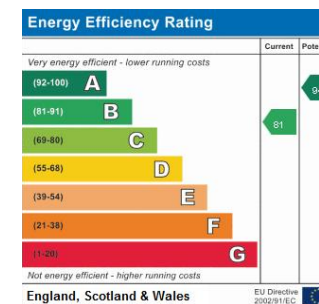


TOTAL FLOOR AREA: 737 sq.ft. (68.4 sq.m.) approx.
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FAQs

Property Tenure: Freehold
Property Constructed: 2013
Council Tax Band: C
Rear Garden Aspect: North/West
Water Meter: Yes
Boiler Installed: 2013
Lower School Catchment: St Andrew's East
Middle School Catchment: Edward Peake
Upper School Catchment: Stratton
Postcode for SatNav: SG18 8GH
What3words Location: ///unpainted.hunches.crisps
EPC Rating: B

Agent's Note. The property is currently a Shared Ownership home. The purchaser will be buying the full 100% freehold and upon completion will no longer be Shared Ownership.



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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