



HARVEY ROBINSON

Guide Price

£335,000

36 Sanger Avenue

Biggleswade, SG18 8FY

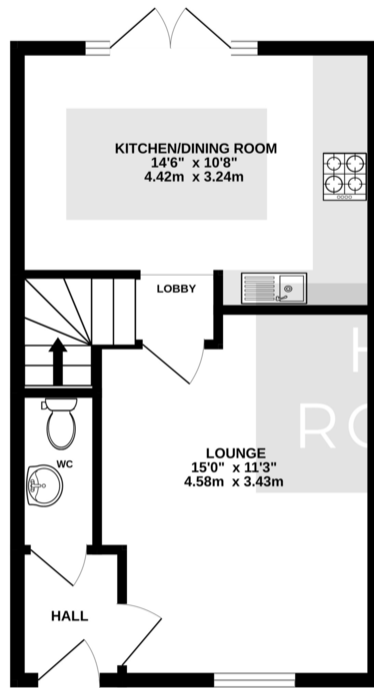
PROPERTY SUMMARY

We are delighted to offer for sale this beautifully presented three bedroom end of terrace family home located on the popular and highly sought-after Kings Reach development in Biggleswade. Constructed by Persimmon Homes in 2017, the property in brief consists of an entrance hall, cloakroom, a spacious lounge and a refitted kitchen/breakfast room to the ground floor. The three bedrooms, with a fitted wardrobe and an ensuite to bedroom one, as well as a family bathroom can be found occupying the first floor. Outside, the property has a landscaped rear garden with a patio area perfect for outside dining and entertaining. There is side access leading to off road parking for two vehicles located to the rear.

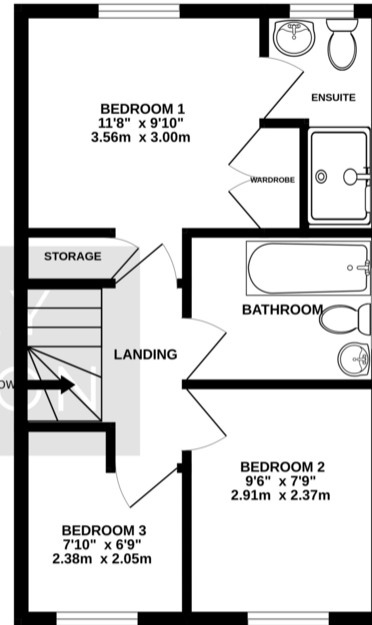




GROUND FLOOR
372 sq.ft. (34.5 sq.m.) approx.



1ST FLOOR
358 sq.ft. (33.2 sq.m.) approx.

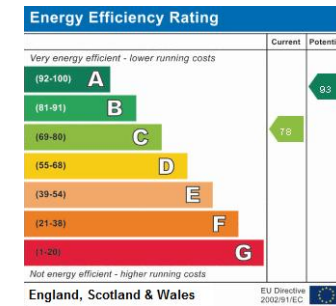


TOTAL FLOOR AREA: 730 sq.ft. (67.8 sq.m.) approx.
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FAQs

Tenure: Freehold
 Property Built: 2017
 Council Tax Band: D
 Rear Garden Aspect: East
 Lower School Catchment: St Andrews East
 Middle School Catchment: Edward Peake
 Upper School Catchment: Stratton
 EPC Rating: C
 What3Words: ///quickly.plums.food



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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