



HARVEY ROBINSON

Guide Price

£650,000

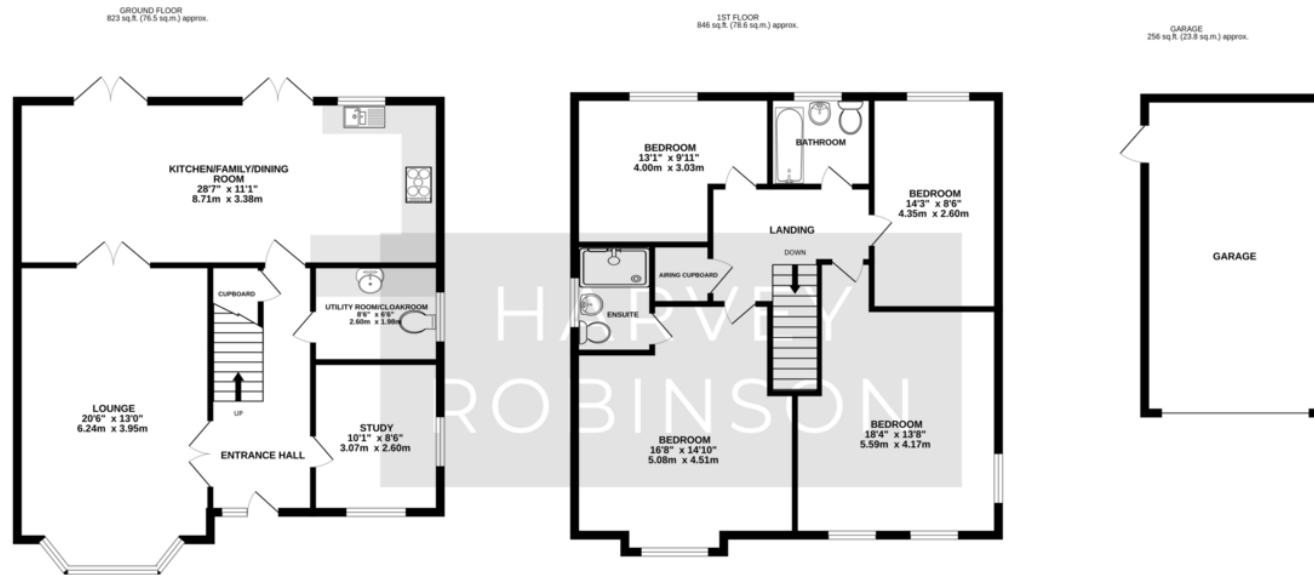
2 Gilbert Avenue

Biggleswade, SG18 8FZ

We are delighted to offer for sale this stunning four bedroom detached family home located within the highly desirable and sought-after King's Reach development in Biggleswade. Constructed in 2014 by Taylor Wimpey to The Welford design, the spacious high-specification accommodation in brief consists of an entrance hall, utility/cloakroom, lounge, study, and a 28 ft kitchen/dining Room to the ground floor. Four double Bedrooms with an ensuite to bedroom one and a further family bathroom completes the first floor internal living space. Outside, the property sits in an enviable position on the edge of the development providing open views to the rear. The generous-sized garden has been extensively landscaped being primarily laid to lawn and with a paved patio area with pergola over - perfect for outside dining and entertaining. A garage with parking in front of is located to the side of the property. Located a very short distance from Central Square with amenities to include a local convenience store, a café and takeaway outlets, primary schooling, a community centre and with play parks also nearby, this property would make 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 brand shopping located at the Retail Park on the outskirts of the town. The mainline train station located less than 1 mile away and within walking distance provides access into London Kings Cross and St Pancras within 40 minutes making it ideal for the commuter too.



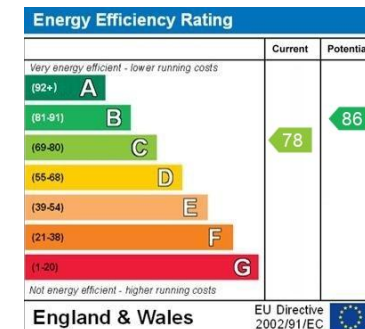




TOTAL FLOOR AREA: 1925 sq.ft. (178.8 sq.m.) approx.
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FAQs

Property Tenure: Freehold
 Property Constructed: 2014
 Builder: Taylor Wimpey - Welford
 Council Tax Band: F
 Rear Garden Aspect: South / West
 Lower School Catchment: St Andrews East
 Middle School Catchment: Edward Peake
 Upper School Catchment: Stratton
 Postcode for SatNav: SG18 8FZ
 What3Words Location:
 ///snore.angel.tightest
 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

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