



HARVEY ROBINSON

Guide Price
£365,000-£375,000
20 Finzi Grove
Biggleswade, SG18 8UE

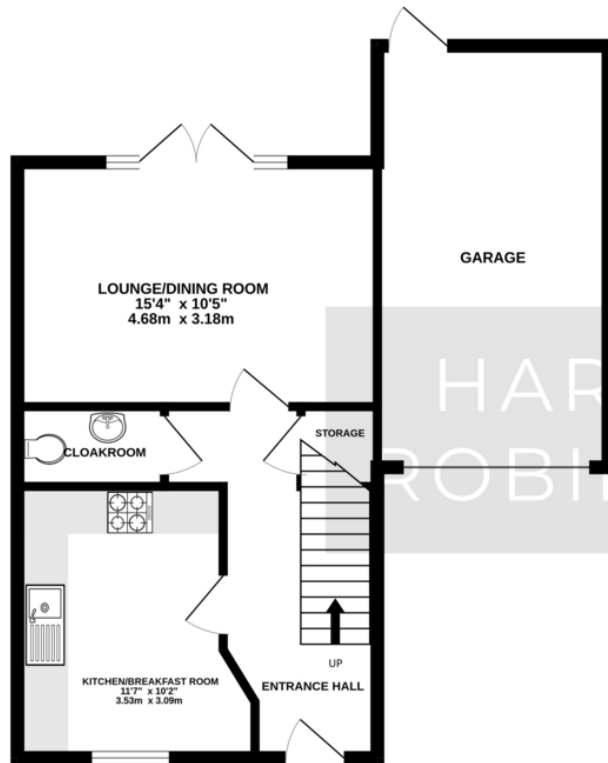
We are delighted to offer for sale this beautifully presented three bedroom semi-detached family home located within the popular Kings Reach development in Biggleswade. Built in 2017 by Taylor Wimpey, the property is in fantastic condition throughout and in brief consists of an entrance hall, cloakroom, kitchen / breakfast room and a spacious lounge / dining room leading out to the south-facing rear garden completing the ground floor. The three Bedrooms, with an ensuite and fitted wardrobes to bedroom one, as well as the family bathroom can be found on the first floor. Outside, the property has an enclosed generous garden laid to lawn with direct access into the single garage with off road parking to the front. 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. Viewings can be arranged by contacting our Biggleswade estate agent offices.

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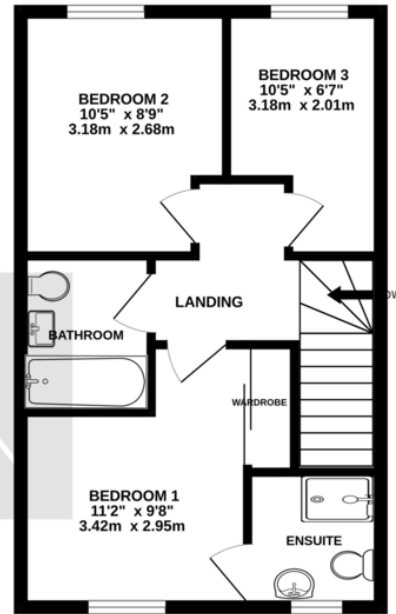




GROUND FLOOR
568 sq.ft. (52.8 sq.m.) approx.



1ST FLOOR
390 sq.ft. (36.3 sq.m.) approx.



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TOTAL FLOOR AREA : 958 sq.ft. (89.0 sq.m.) approx.
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FAQs

Property Tenure: Freehold
 Property Built: 2017
 Council Tax Band: D
 Rear Garden Aspect: South-facing
 Energy Efficiency Rating: B
 Potential Rental Income: £1300
 Lower School Catchment: St Andrews East
 Middle School Catchment: Edward Peake
 Upper School Catchment: Stratton
 What3Words Location:
 ///swanky.openly.immediate

Energy Efficiency Rating		
	Current	Potential
Vary energy efficient - lower running costs		
(92+)	A	95
(81-91)	B	
(69-80)	C	82
(55-68)	D	
(39-54)	E	82
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

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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