



HARVEY ROBINSON

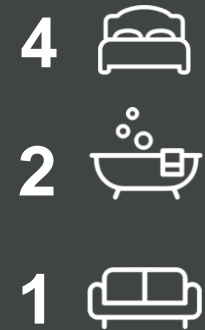
Guide Price

£475,000

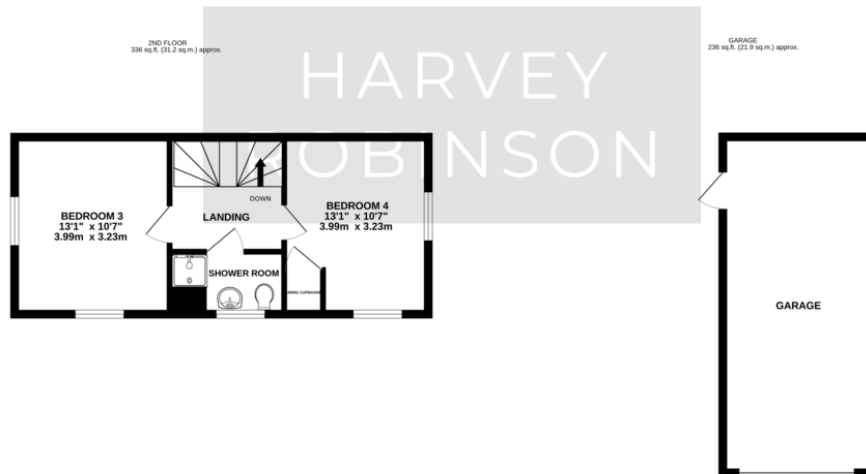
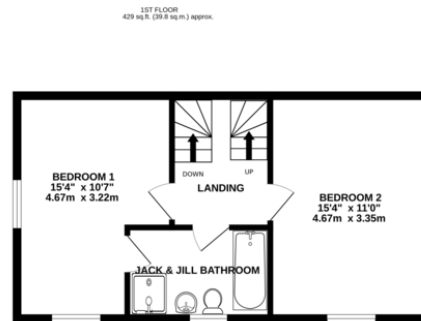
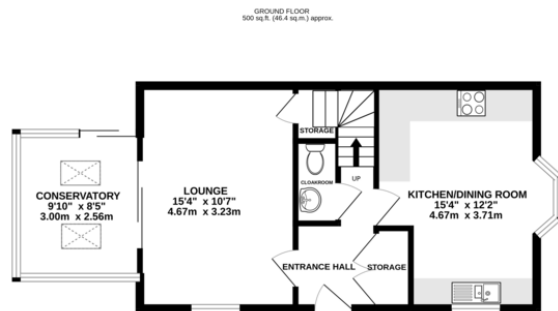
Larkinson Avenue

Biggleswade, SG18 0RF

Harvey Robinson estate agents in Biggleswade are delighted to offer for sale this super stunning and beautifully presented four double bedroom detached family home located within the highly desirable and sought-after St Andrews Park development within Biggleswade. Constructed in 2018 by Bellway Homes to 'The Clifton' design, the high-specification spacious accommodation is spread over three floors and in brief consists of a welcoming entrance hall, a utility cupboard with space for a tumble dryer and built in shelving for added storage, a cloakroom, a dual-aspect lounge with sliding doors opening to conservatory, and an impressive kitchen/dining room with bay-window, packed with integrated appliances, completing the ground floor living space. Two double bedrooms with a 'Jack & Jill' bathroom accessible from the main bedroom and landing can be found occupying the first floor. Two further double bedrooms with signature circular windows, as well as a shower room are located on the second floor. Outside, the curved brick wall enclosed rear garden has been landscaped and laid primarily to artificial turf. Ample off road parking for several vehicles leads to a single garage. This modern and well-located property would make for an ideal family home with schooling - both Primary and Secondary - located nearby as well as local amenities a short distance away. Biggleswade Town is located just over 1 mile away with various shops, bars and restaurants to choose from with further 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 it ideal for the commuter. Viewings come highly recommended to appreciate the size of the accommodation on offer and can be arranged by contacting our Biggleswade estate agent offices.







TOTAL FLOOR AREA : 1500 sq.ft. (139.4 sq.m.) approx.
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FAQs

Property Tenure: Freehold

Property Built: 2018

Rear Garden Aspect: South

Council Tax Band: E

Energy Efficiency Rating: B

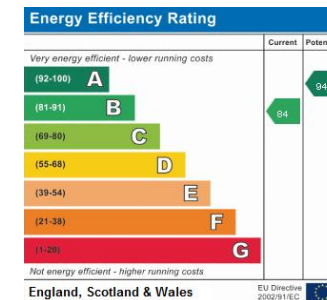
Lower School Catchment: St Andrews East

Middle School Catchment: Edward Peake

Upper School Catchment: Stratton

Annual Estate Maintenance Charge: £200.00 Approx.

What3Words Location: ///splints.healers.ove.rused



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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