



HARVEY ROBINSON

Guide Price

£350,000

72 Biggleswade Road

Upper Caldecote, SG18 9BD

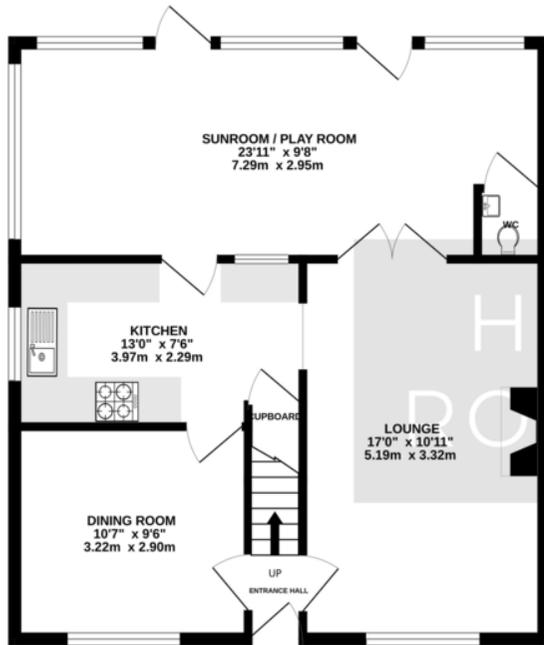
Offered for sale with no onward chain, this three-bedroom semi-detached home is located in the highly sought-after village of Upper Caldecote, Bedfordshire. Positioned on a generous plot, this home offers fantastic potential to extend or convert subject to planning permissions. The ground floor internal living accommodation comprises an entrance hall, a convenient cloakroom, a dining room which leads onto a refitted kitchen, and a generous 17ft lounge with brick-built fireplace which opens directly onto a sun room/family room which spans the full width of the rear elevation. Upstairs the property boasts three well-proportioned bedrooms, and a family bathroom. Outside, the front garden is neatly laid to lawn alongside a driveway providing off road parking. The fully enclosed expansive rear garden is primarily laid to lawn with a large, paved patio area, with two storage sheds. Upper Caldecote is a charming village offering a range of local amenities including two convenience stores, a post office, and a well-loved family-run farm shop. For families, the village also boasts its own primary school, with a regular bus service providing transport to nearby secondary schools. Commuting is made easy with excellent transport links, including the A1, which provides direct access to both the North and South. For those travelling into London, mainline stations at Biggleswade and Sandy offer fast services to Kings Cross and St Pancras in under an hour. In addition, Biggleswade is home to a Retail Park featuring High Street brands and a variety of grocery stores, providing all the essentials close by.

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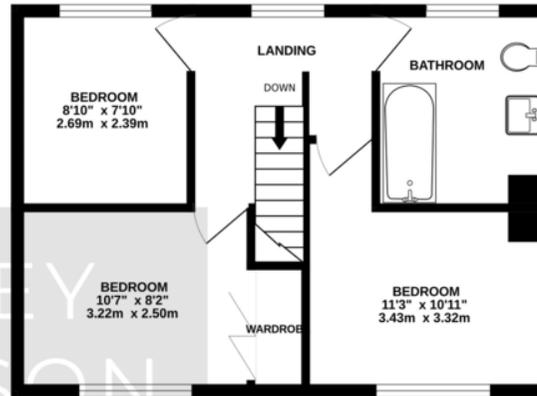




GROUND FLOOR
632 sq.ft. (58.8 sq.m.) approx.



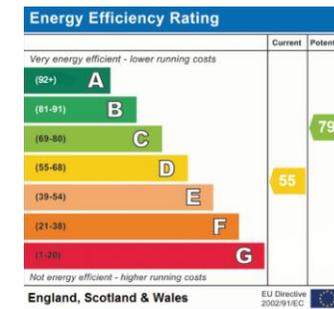
1ST FLOOR
400 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 1032 sq.ft. (95.9 sq.m.) approx.
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FAQs

Tenure: Freehold
 Property Built: 1920's
 Council Tax Band: C
 Rear Garden Aspect: South
 Primary School Catchment: Upper Caldecote
 Secondary School Catchment: Edward Peake, Stratton or Shefford
 Water Meter: TBC
 Conservation Area: No
 Loft Boarded: TBC
 What3Words: ///wove.certified.outboard
 EPC Rating: D



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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