



HARVEY ROBINSON

Guide Price

£450,000

Mill Close

Biggleswade, SG18 8BQ



We are delighted to offer for sale, with no onward chain, this extended and beautifully presented three-bedroom semi-detached family home. Tucked away in a peaceful, non-estate cul-de-sac and backing directly onto the River Ivel in Biggleswade, the property enjoys a superb setting that combines privacy with picturesque surroundings. Arranged over three floors, the home has been thoughtfully extended and converted to provide spacious and versatile accommodation. The ground floor welcomes you with an entrance hall, leading to a stylish refitted kitchen/breakfast room featuring a breakfast bar-perfect for casual dining. To the rear, a generously sized lounge flows seamlessly into a bright conservatory, creating a fantastic space for both everyday living and entertaining. The first floor hosts two well-proportioned double bedrooms and a modern family bathroom, while the second floor is dedicated to a spacious double bedroom complete with its own ensuite facilities. Outside, the property benefits from off-road parking to the front. The rear garden is a standout feature-low-maintenance and laid with artificial turf, it offers a wonderful spot to relax and unwind, all while enjoying uninterrupted views of the River Ivel.

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## FAQs

Property Tenure: Freehold

Council Tax Band: C

Rear Garden Aspect: West

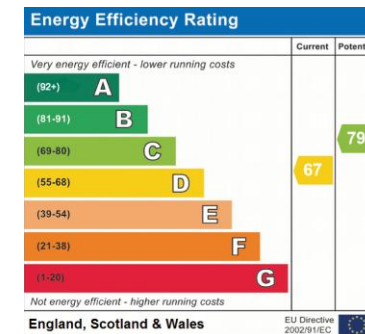
Primary School Catchment: St Andrews West

Secondary School Catchment: Edward Peake / Stratton

EPC Rating: D

What3Words Location:

///rashers.imparting.submerge



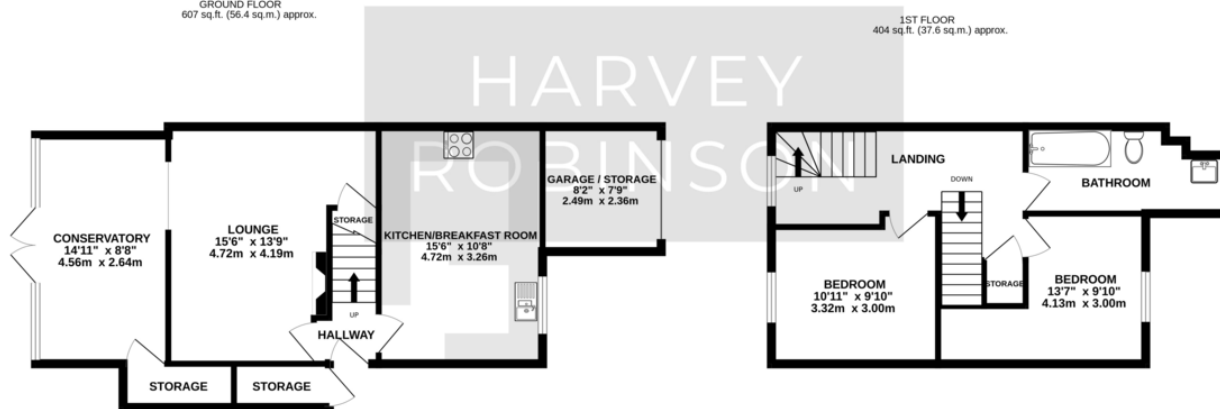
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

2ND FLOOR  
264 sq.ft. (24.5 sq.m.) approx.



GROUND FLOOR  
607 sq.ft. (56.4 sq.m.) approx.

1ST FLOOR  
404 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 1275 sq.ft. (118.4 sq.m.) approx.  
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HARVEY ROBINSON

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### CONTACT

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