



HARVEY ROBINSON

Guide Price

£415,000

Tate Drive

Biggleswade, SG18 8UD

We are pleased to offer for sale this beautifully presented three bedroom townhouse, ideally situated in the highly sought-after Kings Reach development in Biggleswade. Built by Taylor Wimpey in 2018, the property offers spacious and flexible accommodation set over three floors, thoughtfully designed for modern family living. The ground floor comprises a welcoming entrance hall, a convenient cloakroom, a well-appointed kitchen/breakfast room, and a generous lounge/dining area that opens into a bright and airy UPVC conservatory, creating an ideal space for both relaxing and entertaining. The first floor hosts Bedrooms Two and Three, along with a stylish family bathroom, while the entire top floor is dedicated to the impressive master suite, which benefits from built-in wardrobes and a private ensuite shower room. Outside, the property features a fully enclosed rear garden, providing a safe and private outdoor space for children or entertaining guests. A single garage and private parking to the side of the home add further convenience. Perfectly located just a short stroll from Central Square, residents can enjoy easy access to a variety of local amenities including a convenience store, café, primary school, community centre, and children's play parks-all contributing to a strong sense of community and making this home an excellent choice for families.



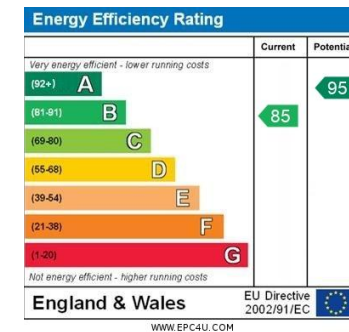




TOTAL FLOOR AREA: 1352 sq.ft. (125.6 sq.m.) approx.
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FAQs

Tenure: Freehold
 Property Tenure: Freehold
 Property Built: 2018
 EPC Rating: B
 Council Tax Band: D
 Rear Garden Aspect: North/East
 Primary School Catchment: St Andrews East
 Secondary School Catchment: Stratton / Edward Peake
 Conservatory built: 2021



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

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