



HARVEY ROBINSON

Offers In Excess Of
£260,000

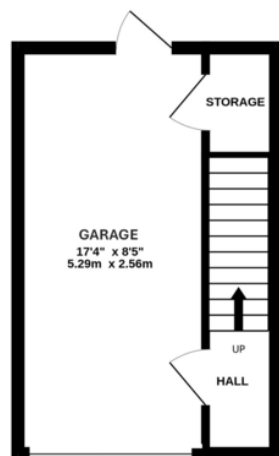
Bose Avenue
Biggleswade, SG18 8FW

We are delighted to offer for sale this immaculately presented two double bedroom Coach House, ideally situated within the highly sought-after Kings Reach development in Biggleswade. Built in 2014, the property has been thoughtfully upgraded and improved by the current owners, offering stylish and versatile accommodation throughout. The first floor features a spacious dual-aspect kitchen/dining room, complete with integrated appliances including a fridge/freezer and dishwasher. The second bedroom is currently being used as a cosy living room with a charming log burner, which can be removed if the space is preferred as a bedroom. The main bedroom is generously sized, and the recently refitted, modern shower room adds a sleek, contemporary finish to the first floor. On the ground floor, the entrance hall provides direct access to the garage. There is also a large under-stairs storage cupboard and direct access to the private, enclosed rear garden, with side access leading to the front of the property where off-road parking is available for two vehicles side by side. This beautifully improved home offers flexible living space and is ideal for first-time buyers, downsizers, or investors alike. Viewings are highly recommended-please contact our Biggleswade estate agent offices to arrange an appointment.

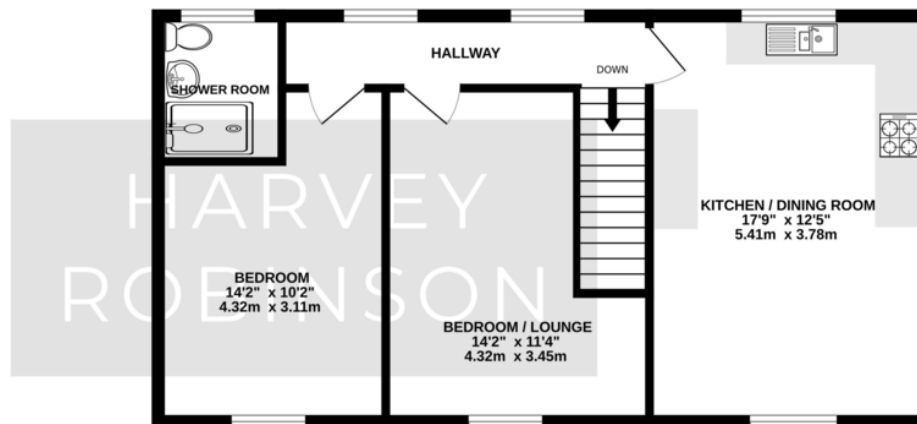




GROUND FLOOR
209 sq.ft. (19.4 sq.m.) approx.



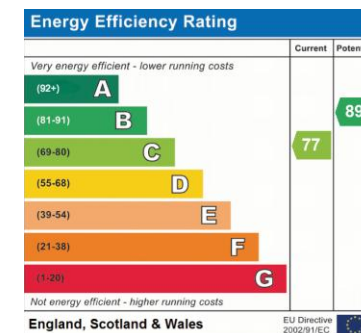
1ST FLOOR
624 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA : 833 sq.ft. (77.4 sq.m.) approx.
Made with Metropix ©2025

FAQs

Property Tenure: Freehold
Property Built: 2014
Garden Aspect: south Facing
Council Tax Band: B
EPC Rating: C
Boiler installed: 2022
Boiler last serviced: 2025
Loft Boarded: Partly with drop down ladder
Log Burner and Nest Heating
External water tap
External double sockets on the driveway
Refitted bathroom
Alarm system and ring doorbell
Primary School Catchment: St Andrews East
Secondary School Catchment: Edward Peake / Stratton
Potential Rental Income: £1100.00 PCM
What3Words Location: ///musical.scout.bulbs



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

OFFICE ADDRESS

5 Purcell Place, Sullivan Court,
Biggleswade, Bedfordshire,
SG18 8SX

CONTACT

01767 660770
biggleswade@harveyrobinson.co.uk
www.harveyrobinson.co.uk