



HARVEY ROBINSON

Guide Price

£625,000

Collings Crescent

Biggleswade, SG18 0PZ

We are delighted to offer for sale this beautifully presented and immaculate four double bedroom detached family home, occupying a generous corner plot on the exclusive Collings Crescent, within the sought-after St Andrews development in Biggleswade. Built in 2017, the property has been tastefully upgraded by the current owners, including newly fitted carpets (2023), stylish Scandinavian flooring to the hallway, and ceramic tiling to the kitchen and bathrooms. The spacious and welcoming entrance hall sets the tone for the quality found throughout. A separate reception room at the front of the home provides versatile space, ideal as a home office or playroom. The large dual-aspect lounge features French-style doors that open onto the beautifully landscaped rear garden, flooding the room with natural light. At the heart of the home is the impressive 21ft kitchen/dining room, fitted with upgraded AEG appliances and further French-style doors leading outside-perfect for both family life and entertaining. A handy utility room and downstairs cloakroom complete the ground floor accommodation. Upstairs, the property continues to impress with four generously sized double bedrooms. Three of the rooms benefit from built-in wardrobes, while the principal bedroom boasts its own en-suite shower room. A contemporary four-piece family bathroom completes the first-floor layout. Outside, the rear garden is a true highlight-beautifully landscaped and enclosed by a brick wall, with well-stocked flower beds framing the neatly kept lawn. A large patio provides the perfect spot for al fresco dining, and a further paved area tucked to the rear currently houses a hot tub (available under separate negotiation). To the side, a driveway provides off-road parking for several vehicles with an EV charger and leads to the detached single garage with power, lighting, and eaves storage. To truly appreciate the quality, space, and presentation of this stunning modern family home, viewings are highly recommended and can be arranged by contacting our Biggleswade estate agent offices.

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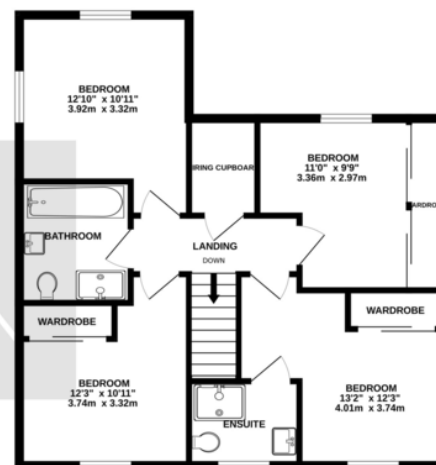
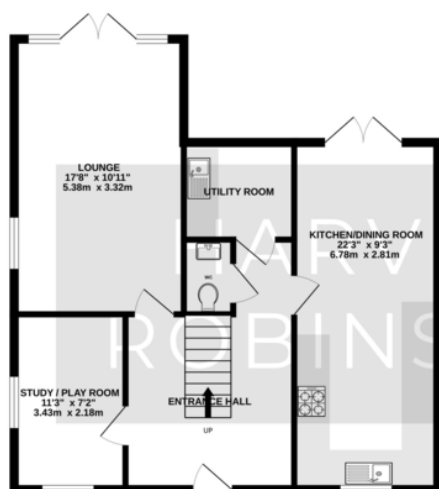
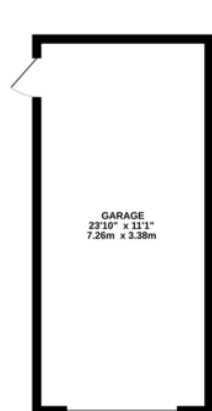




GARAGE
264 sq.ft. (24.5 sq.m.) approx.

GROUND FLOOR
678 sq.ft. (63.0 sq.m.) approx.

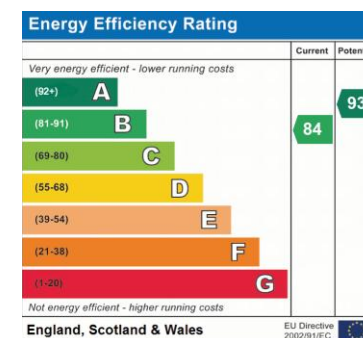
1ST FLOOR
678 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA : 1620 sq.ft. (150.5 sq.m.) approx.
Made with Metropix ©2025

FAQs

Property Tenure: Freehold
Property Constructed: 2017
Rear Garden Aspect: North/East
Council Tax Band: E
Primary School Catchment: St Andrews East
Secondary School Catchment: Edward Peake / Stratton
Estate Maintenance Charge: Circa £300.00 p/a
Water Meter: Yes
Boiler Installed: 2017
Boiler Last Serviced: TBC
EV Charge Point: Yes
Loft Boarded: Part-boarded
What3Words Location: ///hoping.montage.screeches
EPC Rating: B



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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