



HARVEY ROBINSON

Guide Price

£415,000

Milestones

Biggleswade, SG18 8PP

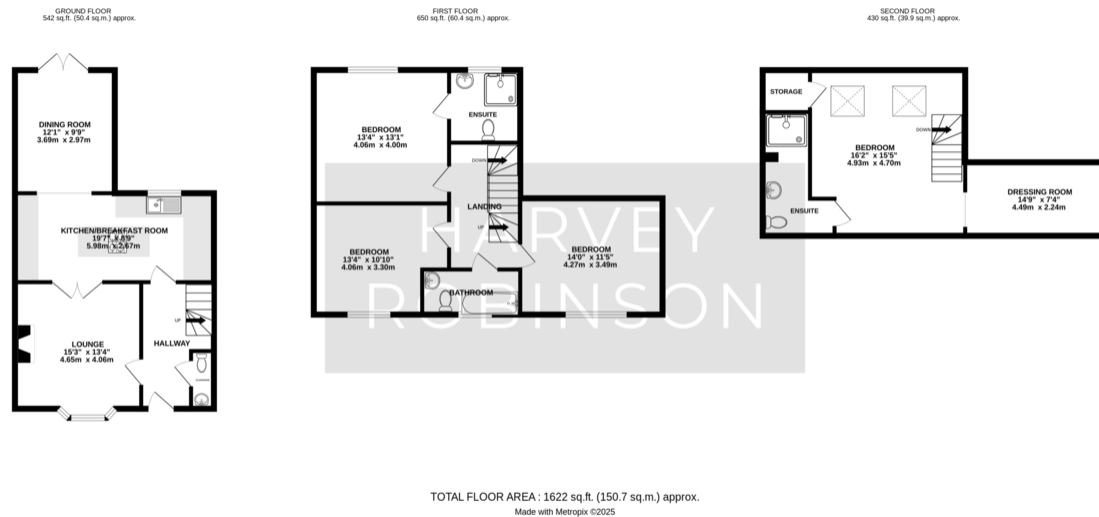
We are delighted to offer for sale this spacious and well-presented family home, featuring a large kitchen and dining area, a generous living room, and four substantial bedrooms across two upper floors. The property includes three bathrooms (two en-suites and one family bathroom) plus a downstairs WC.

Outside, there are low-maintenance gardens to the front and rear, ample parking at the front, and access to a gated private parking space and visitor bays within a quiet, well-kept communal area. The property is situated in a friendly residential neighbourhood, with direct access to the Biggleswade Green Wheel nature walks, opposite the Saxon Gate pocket park, and close to all local amenities. The development benefits from an active residents' association, which helps maintain the area to a high standard and fosters a strong sense of community. The accommodation briefly comprises an inviting entrance hall with a downstairs cloakroom and storage, a spacious lounge, and a stunning modern kitchen complete with an island, integrated dishwasher, wine cooler, double oven, hob, and washing machine. The kitchen opens seamlessly into the dining room, which provides direct access to the enclosed rear garden, ideal for family living and entertaining. There is underfloor heating to the downstairs hall, kitchen and dining room. Upstairs, there are three generous double bedrooms, including an en-suite shower room to bedroom two, alongside a stylish modern family bathroom. The entire second floor (currently used as the main bedroom) benefits from an open-plan layout, featuring its own en-suite shower room and a walk-in dressing room.

The enclosed rear garden offers side access to an allocated parking space, located behind secure gates exclusively for residents.







FAQs Tenure: Freehold

Property Constructed: 2010

Heating: Ground Source Heat Pump

Boiler installed: 2010

Boiler Serviced: TBC

Council Tax Band: E

Rear Garden Aspect: North-West

Primary School Catchment: Biggleswade Academy

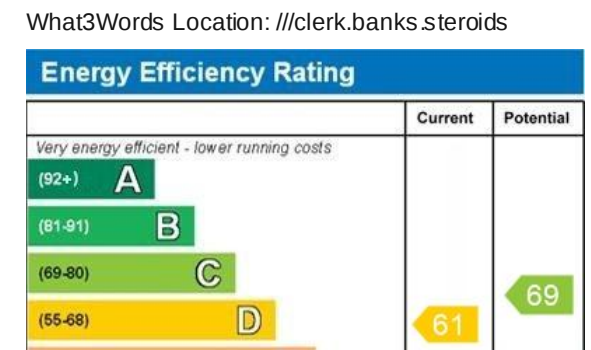
Secondary School Catchment: Edward Peake & Stratton School

Parking: Allocated space located behind secure gates, with ample on-street parking to the front

Maintenance charge: Approx. £80 per annum, managed by a private residents' management company ensuring low-cost maintenance and shared decision-making among homeowners

EPC Rating:D

What3Words Location: ///clerk.banks.steroids



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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