

Potton Road, Biggleswade - SG18 0EJ

Guide Price £325,000

HARVEY ROBINSON

- CHAIN FREE
- TWO DOUBLE BEDROOMS
- SEMI DETACHED FAMILY HOME
- CLOAKROOM, ENSUITE AND FAMILY BATHROOM
- MODERN KITCHEN WITH INTEGRATED APPLIANCES
- SPACIOUS LOUNGE
- PRIVATE SOUTH FACING GARDEN
- ALLOCATED PARKING FOR TWO VEHICLES
- BEAUTIFUL CONDITION THROUGHOUT
- WALKING DISTANCE TO LOCAL AMENITIES + SCHOOLING














EMIRATES
STADIUM N7

This beautifully presented two bedroom semi detached house, built in 2016, offers modern and stylish living in a highly sought after location within walking distance to local amenities. The property is offered chain free and is in immaculate condition throughout, making it an ideal purchase for families, first time buyers, or investors alike.

The spacious lounge provides a welcoming area for relaxation, while the contemporary kitchen dining room features integrated appliances and space for entertaining. There are two generously sized double bedrooms, with the principal bedroom benefitting from an ensuite shower room. In addition to the ensuite, the house boasts a well appointed family bathroom and a convenient ground floor cloakroom. Thoughtful design and quality finishes are evident throughout, creating a comfortable and inviting home environment.

Externally, the property enjoys a private south facing rear garden, perfect for outdoor living and entertaining. The garden is mainly laid to lawn, complemented by a decked area and a patio, providing versatile spaces for dining, relaxation, or play. The outdoor area is securely enclosed, offering peace of mind for families with children or pets. Allocated parking is provided for residents, with the added benefit of visitors parking available nearby.

This attractive home combines the convenience of modern living with well maintained outdoor spaces, making it an excellent choice for those seeking a move in ready property in a desirable neighbourhood. Early viewing is highly recommended to appreciate all that this lovely home has to offer.

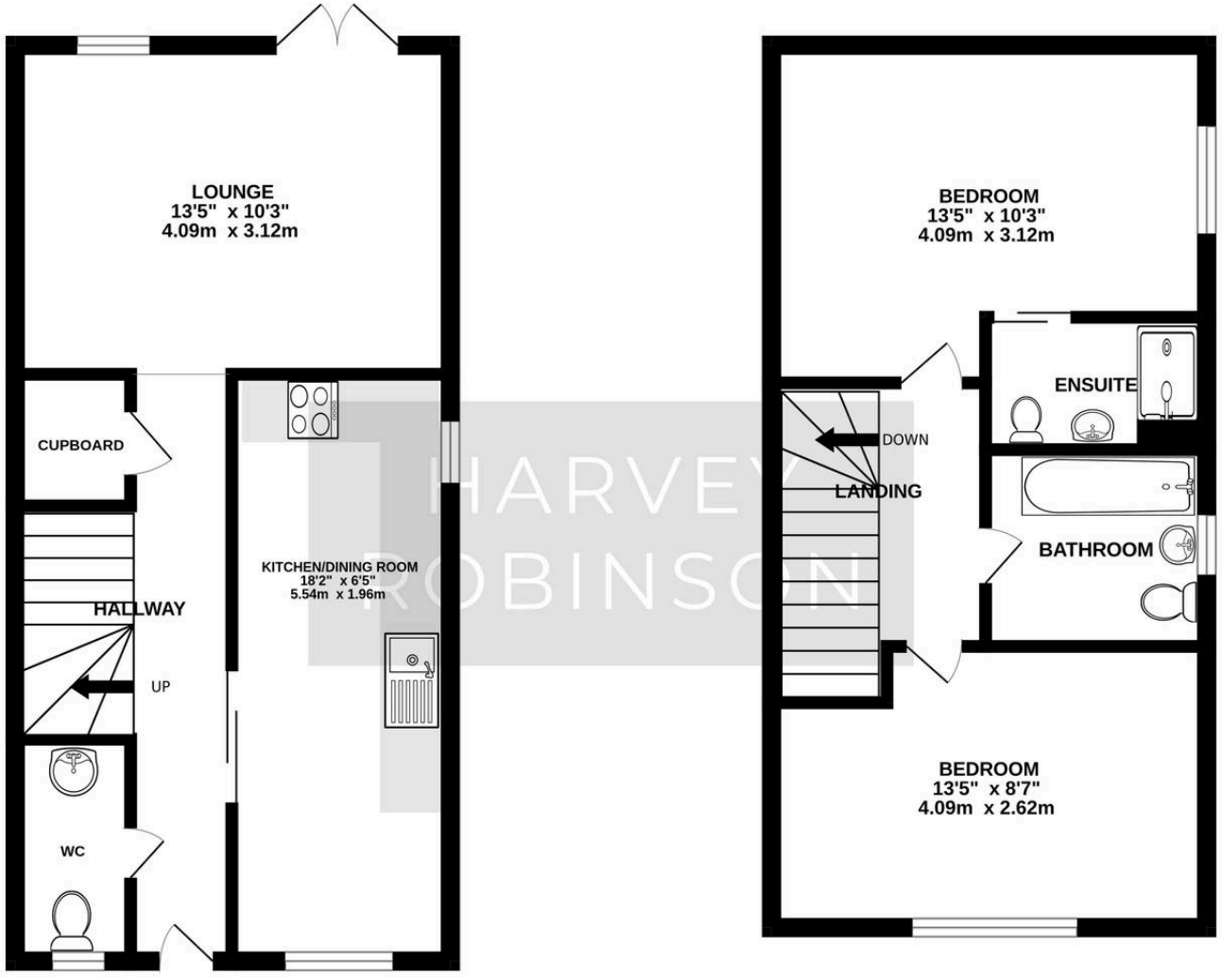






GROUND FLOOR
374 sq.ft. (34.8 sq.m.) approx.

FIRST FLOOR
359 sq.ft. (33.3 sq.m.) approx.



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TOTAL FLOOR AREA : 733 sq.ft. (68.1 sq.m.) approx.

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FAQ'S

Property Tenure: Freehold

Property Built: 2016

Maintenance charge: £100pa.

Council Tax Band: C

Local Authority: Central Bedfordshire Council

Loft: Not boarded, fitted light

Boiler Installed: 2016

Boiler Serviced: September 2025

Primary School: St Andrews East / Lawnside primary

Secondary School: Edward Peke School

Rear Garden Aspect: North East wrap around garden

EPC Rating: TBC

Postcode for Sat Nav: SG18 0EJ

What3Words Location: ///enacts.confident.manly

UTILITIES

Heating: Gas

Electricity: Mains

Water: Mains

Sewage: Mains

Broadband: Fibre to premises

TRAVEL

Distance to A1: 1.4 miles

Biggleswade Railway Station: 1.1 miles walking distance

Cambridge: 21.1 miles

Bedford: 12.9 miles

Milton Keynes: 28.6 miles

London: 46.3 miles

Council Tax band: C

Tenure: Freehold