



Tate Drive, Biggleswade - SG18 8UD

Guide Price £400,000 - £415,000



HARVEY
ROBINSON

- SEMI-DETACHED
- THREE BEDROOMS
- LOUNGE / DINING ROOM
- UPVC CONSERVATORY
- KITCHEN BREAKFAST ROOM
- INTEGRATED KITCHEN APPLIANCES
- PRIVATE ENCLOSED REAR GARDEN
- GARAGE AND DRIVEWAY
- BEAUTIFULLY PRESENTED
- VIEWINGS HIGHLY ADVISED





GUIDE PRICE £400,000 - 415,000. 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.

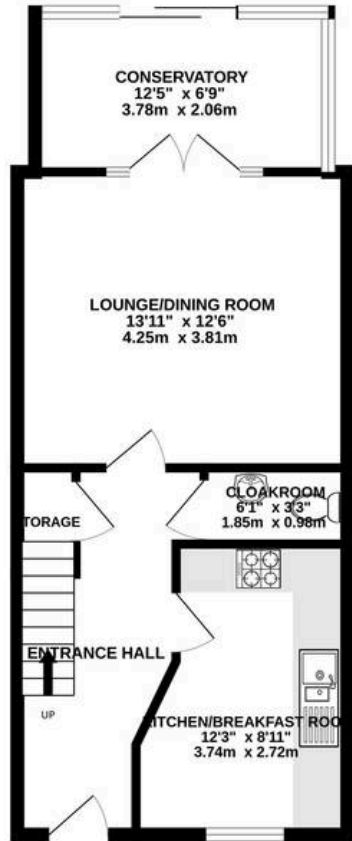
The first floor hosts Bedrooms Two and Three, along with a stylish family bathroom, while the entire top floor is dedicated to the impressive master suite, which benefits from built-in wardrobes and a private ensuite shower room.

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.

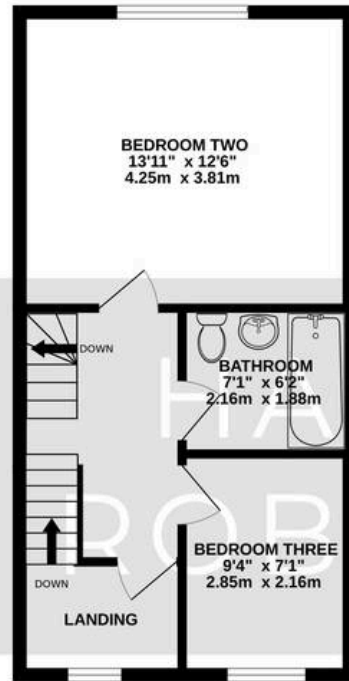
Perfectly located just a short stroll from Central Square, residents can enjoy easy access to a variety of local amenities including a convenience store, café, primary school, community centre, and children's play parks-all contributing to a strong sense of community and making this home an excellent choice for families.



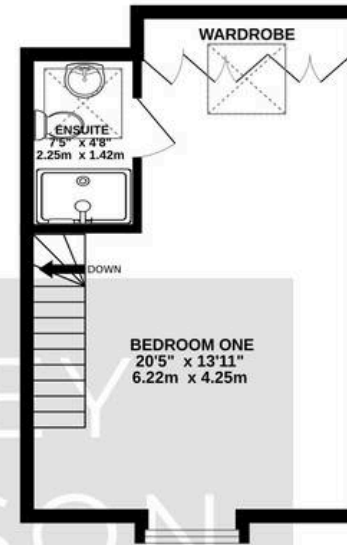
GROUND FLOOR
475 sq.ft. (44.1 sq.m.) approx.



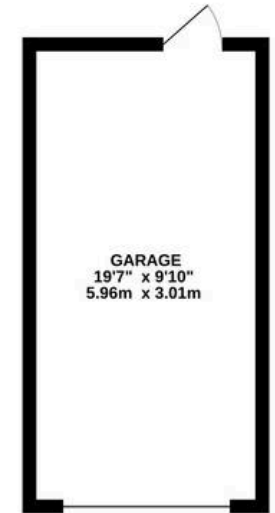
1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.



2ND FLOOR
293 sq.ft. (27.2 sq.m.) approx.



GARAGE
193 sq.ft. (17.9 sq.m.) approx.



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

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FAQ'S

Tenure: Freehold

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Property Built: 2018

Boiler Installed: 2018

Boiler Serviced 2025

Council Tax Band: D

Rear Garden Aspect: North/East

Primary School Catchment: St Andrews East

Secondary School Catchment: Stratton / Edward Peake

Conservatory built: 2021

SERVICES

Heating: Gas

Electricity: Mains

Water: Mains

Sewage: Mains

Broadband: TBC

TRAVEL

Distance to A1: 1.9 miles

Biggleswade Railway Station: 2.3 miles

Cambridge: 21.0 miles

Bedford: 16.4 miles

London: 46.4 miles

