



14 Lynton Edge, Biggleswade - SG18 8YJ

Guide Price £425,000



HARVEY
ROBINSON

- DETACHED FAMILY HOME
- THREE DOUBLE BEDROOMS
- KITCHEN / DINING ROOM
- CLOAKROOM
- SPACIOUS LOUNGE
- ENSUITE TO MAIN BEDROOM
- ENCLOSED REAR GARDEN
- SINGLE GARAGE + DRIVEWAY FOR TWO CARS
- SOUGHT-AFTER LOCATION
- VIEWINGS HIGHLY RECOMMENDED
- NO ONWARD CHAIN





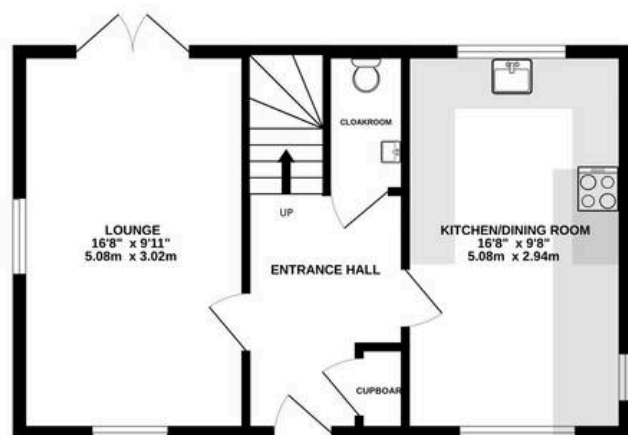
We are delighted to offer for sale this beautifully presented three-bedroom detached family home located within the highly sought-after Kings Reach development. Constructed in 2021 by Taylor Wimpey the accommodation in brief consists of an entrance hall, cloakroom, lounge, and a spacious kitchen/dining room. Three bedrooms with an ensuite to bedroom one, and a family bathroom can be found occupying the first floor. Outside, the property has an enclosed rear garden, perfect for outside dining and entertaining. To complete this well executive home you can find a detached single garage and driveway for two cars.

LOCATION AND AMENITIES

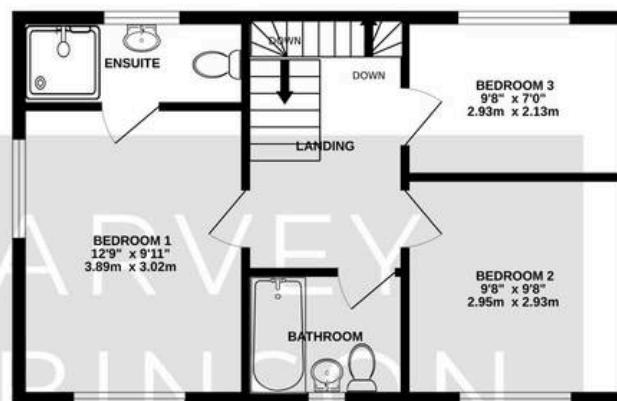
Situated on the popular Kings Reach development, the home is just a short distance from Central Square, which offers a variety of local amenities including a convenience store, independently owned café and takeaway outlets, and other everyday essentials. Families will benefit from nearby primary schooling, a community centre, and several play parks, making it an ideal location for both young and growing households. The development also provides excellent access to transport links, with the mainline train station in Biggleswade offering fast services into London, while the town centre is just over a mile away, providing a wide range of shops, bars, restaurants, and further retail facilities at the local Retail Park. With its convenient location and access to both amenities and commuter routes, this property offers a practical and highly desirable option for modern living.



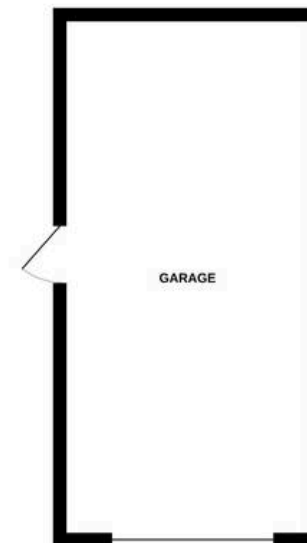
GROUND FLOOR
442 sq.ft. (41.1 sq.m.) approx.



1ST FLOOR
442 sq.ft. (41.1 sq.m.) approx.



GROUND FLOOR
257 sq.ft. (23.8 sq.m.) approx.



TOTAL FLOOR AREA : 1141 sq.ft. (106.0 sq.m.) approx.

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FAQ'S

Property Tenure: Freehold

Property Built: 2021

Council Tax Band: D

Rear Garden Aspect: East Facing

Water Meter: Yes

Boiler Installed: 2021

Boiler Last Service: 2025 Maintenance charge: £100 PA

Primary School Catchment: St Andrews East

Secondary School Catchment: Edward Peake / Stratton

What3Words Location:

SERVICES

Heating: Gas Central Heating

Electricity: Mains

Water: Mains

Sewage: Mains

Broadband: Fibre to Premises

TRAVEL

Distance to A1: 2.3 miles

Distance to Biggleswade Train Station: 2.2 miles

Cambridge: 24.6 miles

Bedford: 13.6 miles

Milton Keynes: 29.7 miles

London: 46.8 miles