

Rutherford Way, Biggleswade - SG18 8GA

Guide Price £385,000

HARVEY ROBINSON

- SEMI-DETACHED FAMILY HOME
- THREE GOOD-SIZE BEDROOMS
- FITTED KITCHEN/DINING ROOM
- LOUNGE WITH FRENCH DOORS ONTO GARDEN
- EN-SUITE TO PRINCIPAL BEDROOM
- FAMILY BATHROOM + CLOAKROOOM
- SOUTH-EAST FACING GARDEN
- CARPORT + ALLOCATED PARKING
- IMMACULATE CONDITION THROUGHOUT
- CLOSE TO LOCAL AMENITIES + SCHOOLING















The ground floor welcomes you with an entrance hallway leading to a convenient cloakroom. The modern kitchen/dining room is thoughtfully fitted with integrated appliances and features an attractive bay window, creating a light and inviting space ideal for both everyday living and entertaining. To the rear, the spacious and comfortable living room benefits from French doors opening directly onto the rear garden, allowing for a seamless connection between indoor and outdoor living.

Upstairs, the principal bedroom features fitted wardrobes and a private en-suite shower room. Two further well-proportioned bedrooms are served by a modern family bathroom. Neutrally decorated throughout, the property offers a fresh and versatile interior, ready for its next owners to move straight in and make their own.

Externally, the property enjoys a particularly appealing south-east facing rear garden, benefiting from a good level of natural sunlight throughout the day. Further benefits include a carport and an allocated parking space, providing valuable off-road parking.

LOCATION AND AMENITIES

The property is located a short walk from Central Square, providing easy access to all the main amenities on the Kings Reach development. There is a convenience store, primary school, community centre and café nearby, along with play parks and open green spaces, making it a great area for families.

Biggleswade town centre is just over a mile away and offers a good range of shops, supermarkets, bars and restaurants.

The nearby A1 Retail Park includes larger stores such as Marks & Spencer, Next and Boots. For commuters, Biggleswade train station provides direct services to London Kings Cross and St Pancras in under 40 minutes, and the A1 offers convenient road links north and south. This property offers a quiet residential setting with good access to local facilities and transport connections.

Council Tax band: D

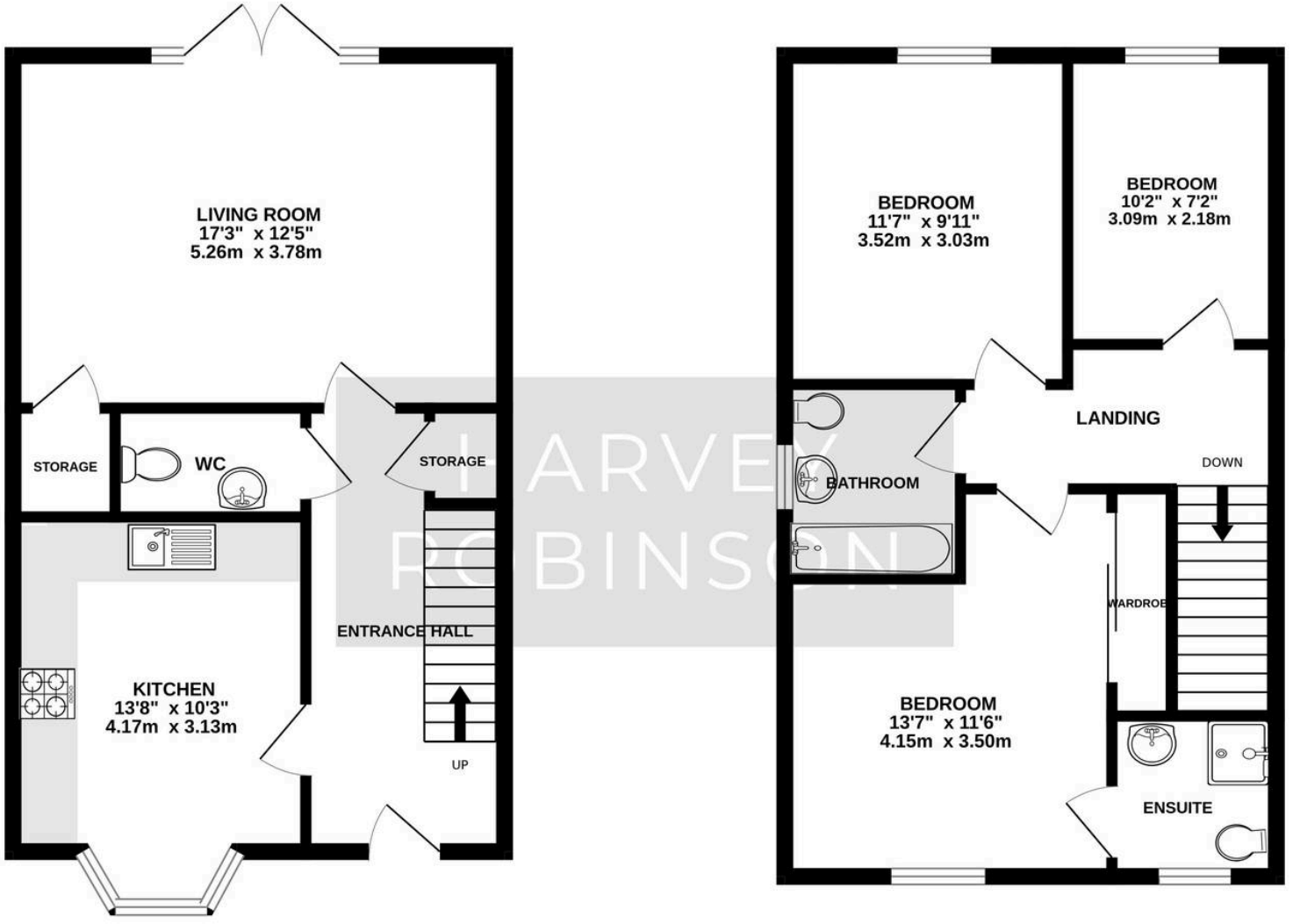






GROUND FLOOR
491 sq.ft. (45.6 sq.m.) approx.

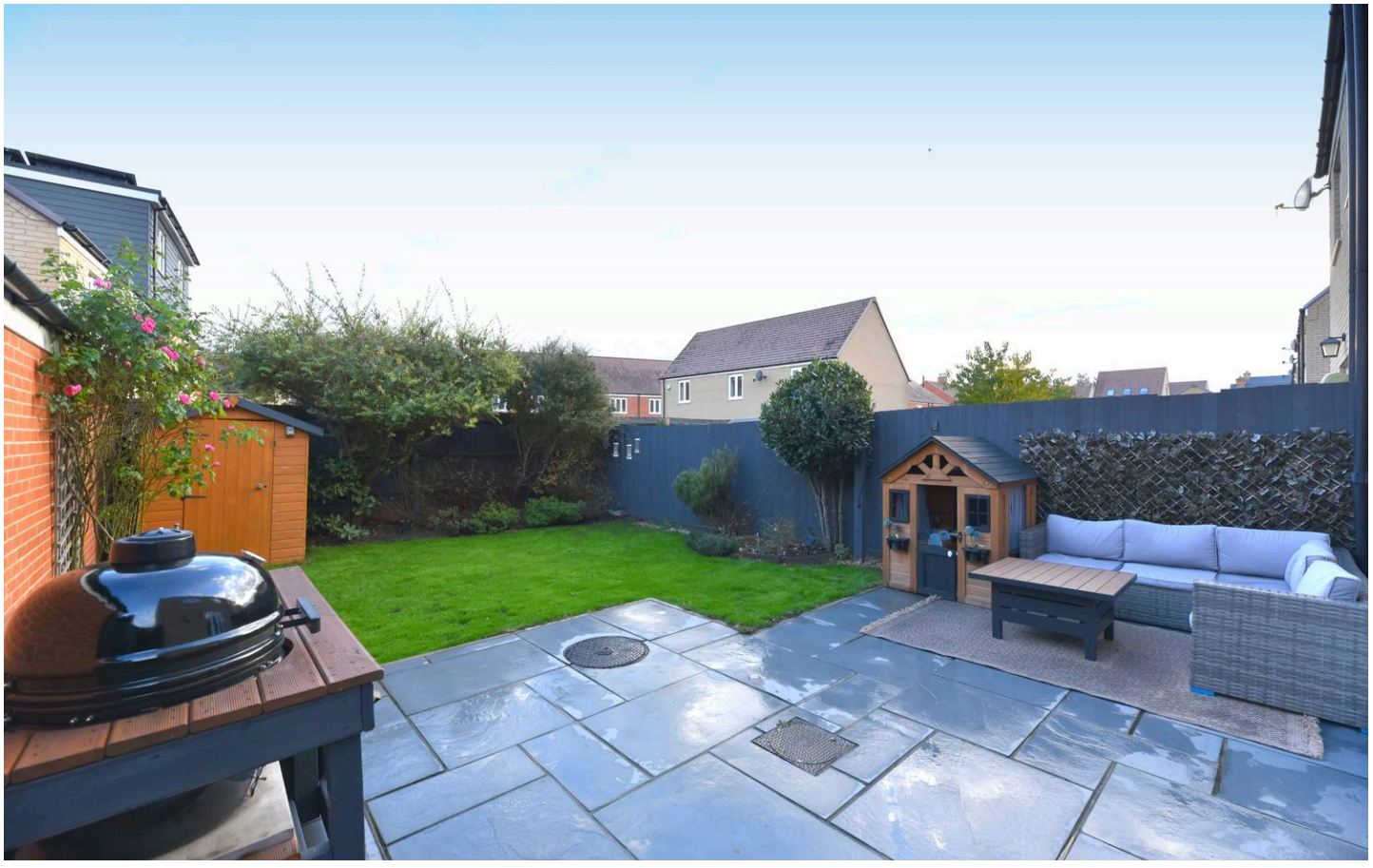
FIRST FLOOR
497 sq.ft. (46.2 sq.m.) approx.



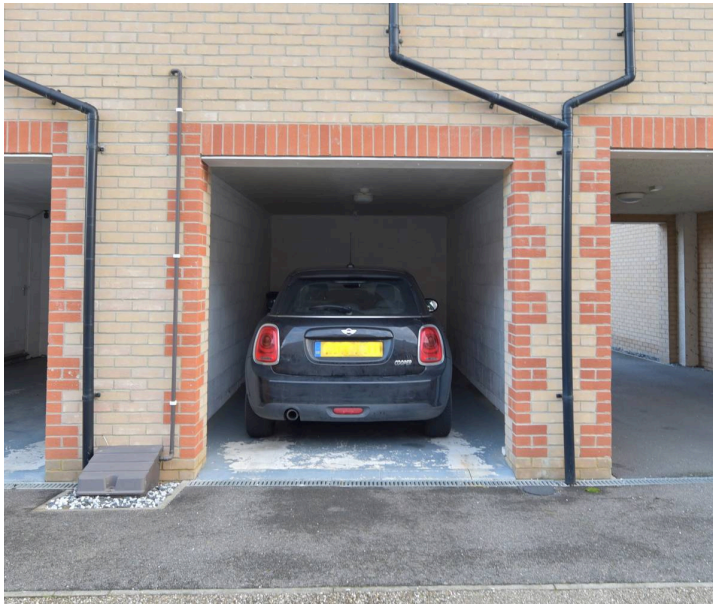
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TOTAL FLOOR AREA : 988 sq.ft. (91.8 sq.m.) approx.

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FAQ'S

Property Tenure: Freehold
Property Built: 2016
Council Tax Band: D
Garden facing: South-East
Boiler Installed: 2016
Boiler serviced: 23/09/2026
Loft: Boarded, Light, Ladder
Water Meter: Yes
Primary School Catchment: St Andrews East
Secondary School Catchment: Edward Peake / Stratton
EPC Rating: TBC
What3Words Location:///crypt.bath.winner

SERVICES

Heating: Gas Central Heating
Electricity: Mains
Water: Mains
Sewage: Mains
Broadband: Fibre to premises

TRAVEL

Distance to A1: 1.8 miles
Biggleswade Railway Station: 1.0 Walking Distance
Cambridge: 23.5 miles
Bedford: 16.1 miles
Milton Keynes: 31.7 miles
London: 46.2 miles