



Hornbeam Lane, Biggleswade, SG18 9GR

Guide price £550,000

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LATCHAM —————
————— DOWLING

ESTATE AGENTS

*****GUIDE PRICE £550,000 -
£575,000*****

****A HANDSOME DOUBLE FRONTED
DETACHED FAMILY HOME ON THE
EDGE OF THE EXTREMELY POPULAR
'LEWIN PARK' DEVELOPMENT WITH
VIEWS ACROSS OPEN LAND TO THE
FRONT****

Built in 2024 by Crest Nicholson Homes to their elegant 'Knightsbridge' design, this striking bay fronted family home is situated within a lovely quiet location, right at the end of the cul-de-sac and on the very edge of this exclusive development.

Offering well proportioned accommodation over two floors and including a dual aspect living room, separate study/ office, a fantastic open plan kitchen/ dining room and separate utility room, ground floor cloakroom and then four bedrooms (three of them doubles), an en suite shower room and a separate family bathroom.

Outside, there is a fully enclosed rear garden with paved entertaining areas, a 20' garage (with power and lighting), a private driveway for two cars with an EV Charging point and there is ample additional visitors parking nearby.

In addition, you also have the advantage of solar panels which dramatically reduce the monthly energy costs and contribute to a truly impressive 'A' rated EPC (Energy Performance Certificate).

Viewing is essential to fully appreciate the style and condition of this tremendous family home!!

Entrance Via





Entrance Hall
10'0 x 6'4 (3.05m x 1.93m)

Cloakroom
6'3 x 3'8 (1.91m x 1.12m)

Study/ Office
9'0 x 8'2 max (2.74m x 2.49m max)

Living Room
15'9 x 11'0 (4.80m x 3.35m)

Kitchen/ Dining Room
21'11 x 9'5 (6.68m x 2.87m)

Utility Room
7'8 x 5'9 (2.34m x 1.75m)

First Floor Landing
11'1 x 7'7 (3.38m x 2.31m)

Bedroom One
14'4 max x 11'6 (4.37m max x 3.51m)

En Suite Shower Room
8'1 x 4'9 (2.46m x 1.45m)

Bedroom Two
10'3 x 9'10 (3.12m x 3.00m)

Bedroom Three
10'3 x 9'5 (3.12m x 2.87m)

Bedroom Four
11'7 x 8'2 (3.53m x 2.49m)

Bathroom
8'11 x 5'7 (2.72m x 1.70m)

Garage
20'0 x 9'10 (6.10m x 3.00m)

Rear Garden

Front Of Property

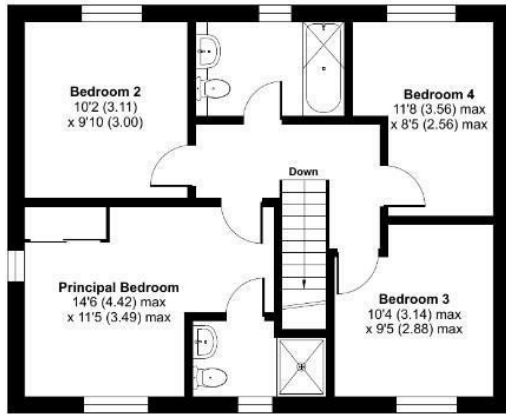
Agent's Note



Hornbeam Lane, Langford, Biggleswade, SG18

Approximate Area = 1271 sq ft / 118 sq m
 Garage = 198 sq ft / 18.3 sq m
 Total = 1469 sq ft / 136.3 sq m

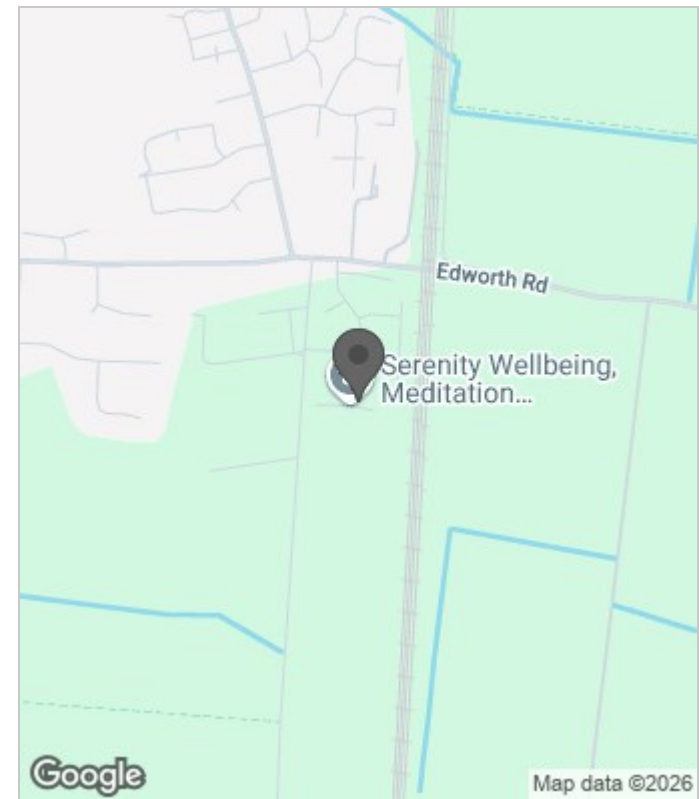
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		99	100
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Latcham Dowling Ltd. REF: 1458166

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