



Venus Avenue, Biggleswade - SG18 8FJ

Guide Price £370,000



HARVEY
ROBINSON

- THREE DOUBLE BEDROOMS
- MID-TERRACED FAMILY HOME
- LOUNGE / DINING ROOM
- MODERN KITCHEN WITH INTEGRATED APPLIANCES
- CLOAKROOM
- FAMILY BATHROOM + ENSUITE
- DRESSING ROOM TO THE MASTER
- ENCLOSED REAR GARDEN
- TWO ALLOCATED SPACES
- VIEWINGS HIGHLY RECOMMENDED





We are delighted to present this modern three-bedroom mid-terraced home, ideally situated in the heart of Kings Reach and within easy walking distance of local amenities.

The property features a welcoming entrance hall, cloakroom, kitchen, and a generous lounge/dining room that opens out to the rear garden. On the first floor, there are two bedrooms and a family bathroom, with a lobby area leading to the second-floor main bedroom, complete with its own ensuite.

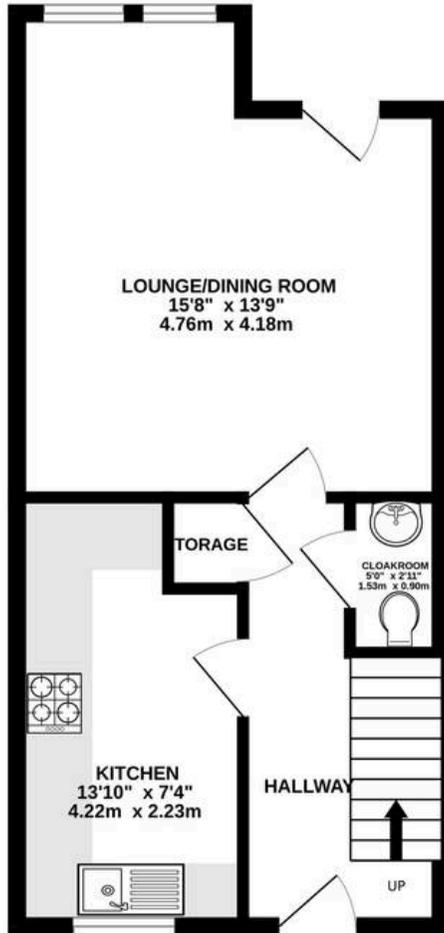
Outside, you'll find an enclosed and thoughtfully landscaped rear garden with rear access to two allocated off-road parking spaces.

LOCATION AND AMENITIES

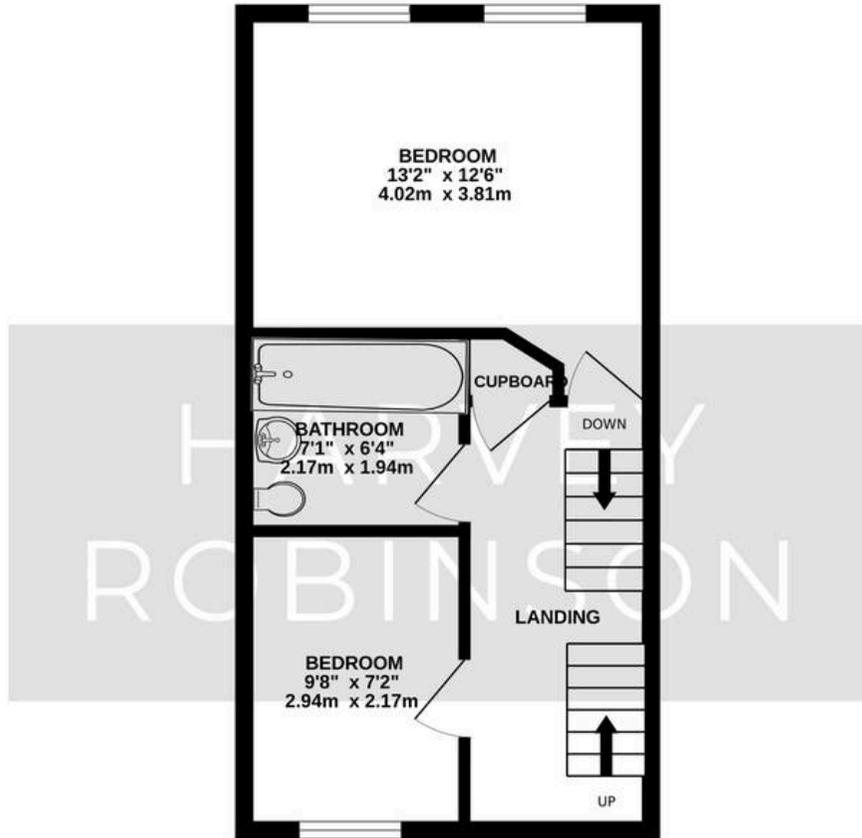
Located on the popular Kings Reach estate, within walking distance to amenities including a convenience store, community centre, a family-owned café and local schooling, the train station is a short distance away too making this property a great purchase for the first time buyer or investor alike. Biggleswade town centre is located just over 1 mile away with various shops, bars and restaurants to choose from, with further big-brand shopping located at the Retail Park on the outskirts of the town. The mainline train station provides access into London Kings Cross and St Pancras within 40 minutes making it ideal for the commuter. Offered in super-stunning condition this property must be viewed to be fully appreciated with viewings arranged by contacting our Biggleswade estate agent offices.



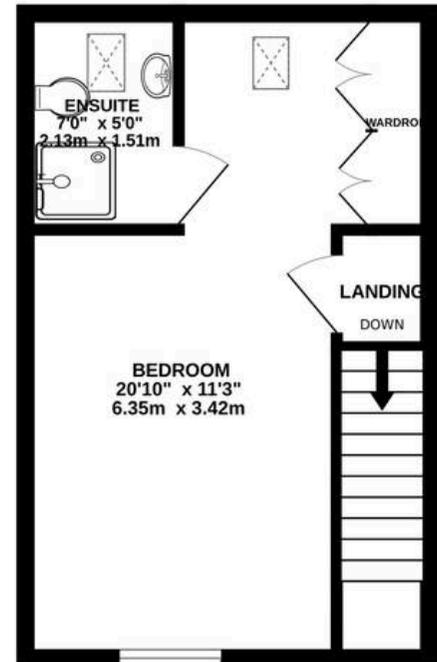
GROUND FLOOR
385 sq.ft. (35.7 sq.m.) approx.



1ST FLOOR
347 sq.ft. (32.3 sq.m.) approx.



2ND FLOOR
272 sq.ft. (25.3 sq.m.) approx.



TOTAL FLOOR AREA : 1004 sq.ft. (93.3 sq.m.) approx.
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FAQ'S

Property Tenure: Freehold

Property Built: 2012

Council Tax Band: D

Rear Garden Aspect:

Water Meter: Yes

Loft Boarded: TBC

Lower School Catchment: St Andrews East

Middle School Catchment: Edward Peake

What3Words: ///culling.feed.upgrading

SERVICES

Heating: Gas Central Heating

Electricity: Mains

Water: Mains

Sewage: Mains

Broadband: TBC

TRAVEL

Distance to A1: 1.7 miles

Biggleswade Railway Station: 2 miles

Bedford: 13.5 miles

Stevenage: 15.3 miles

Cambridge: 20.7 miles

London: 46.2 miles

