



9 Wilson Close, Biggleswade - SG18 8XS

Guide Price £375,000



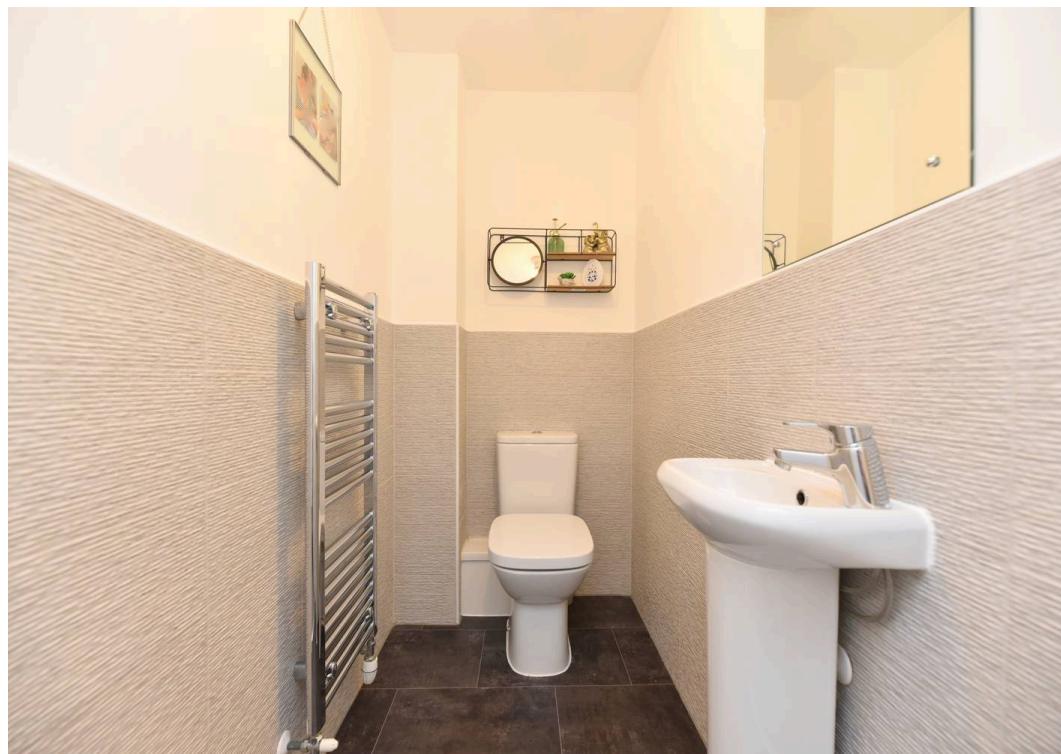
HARVEY  
ROBINSON

- THREE DOUBLE BEDROOMS
- END TERRACED FAMILY HOME
- EN-SUITE TO PRINCIPAL BEDROOM
- KITCHEN/DINING ROOM
- SPACIOUS LOUNGE
- MODERN FAMILY BATHROOM AND CLOAKROOM
- ENCLOSED REAR GARDEN
- ALLOCATED PARKING
- BEAUTIFULLY PRESENTED THROUGHOUT
- WALKING DISTANCE TO LOCAL AMENITIES

We are delighted to present this beautifully maintained three double-bedroom end-of-terrace home, peacefully positioned within a cul-de-sac on the highly sought-after Kings Reach Development.

The ground floor offers a welcoming entrance hall, a spacious lounge, and a modern cloakroom. To the rear, the impressive kitchen/dining room features stylish contemporary units, integrated appliances, and generous space for both everyday meals and entertaining. Patio doors open directly onto the rear garden, allowing natural light to fill the space.





Upstairs, the property boasts three well-proportioned double bedrooms, including a principal bedroom complete with en-suite shower room. A sleek, modern family bathroom completes the first floor.

Outside, the home benefits from an enclosed rear garden mainly laid to lawn, with gated side access. To the front, there are two allocated parking spaces.

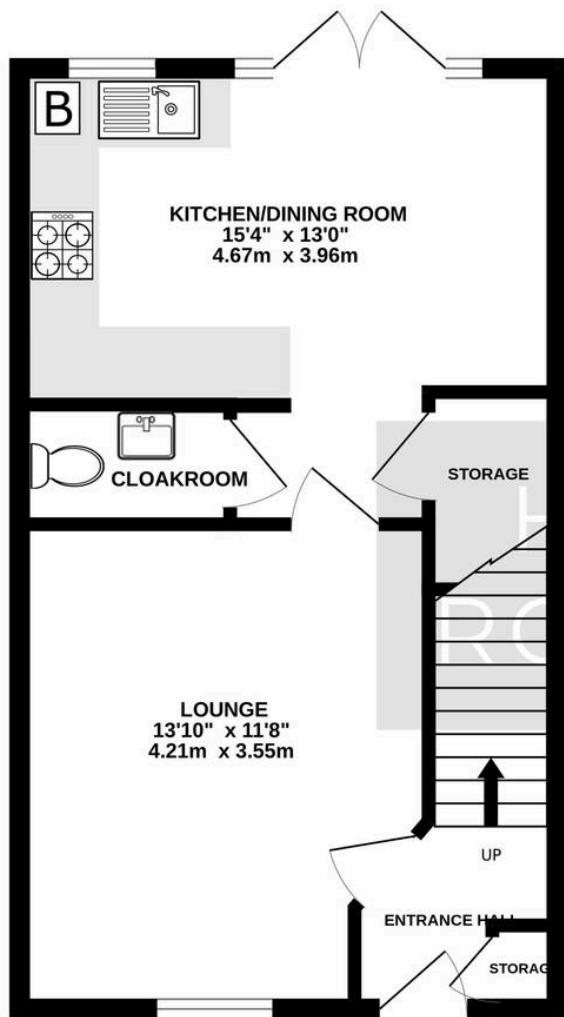
Ideally located just moments from Central Square, this wonderful home provides immediate access to local amenities, including a convenience store, café, primary school, community centre, and children's play areas-making it an ideal choice for families seeking comfort and convenience in a vibrant community setting.

#### LOCATION AND AMENITIES

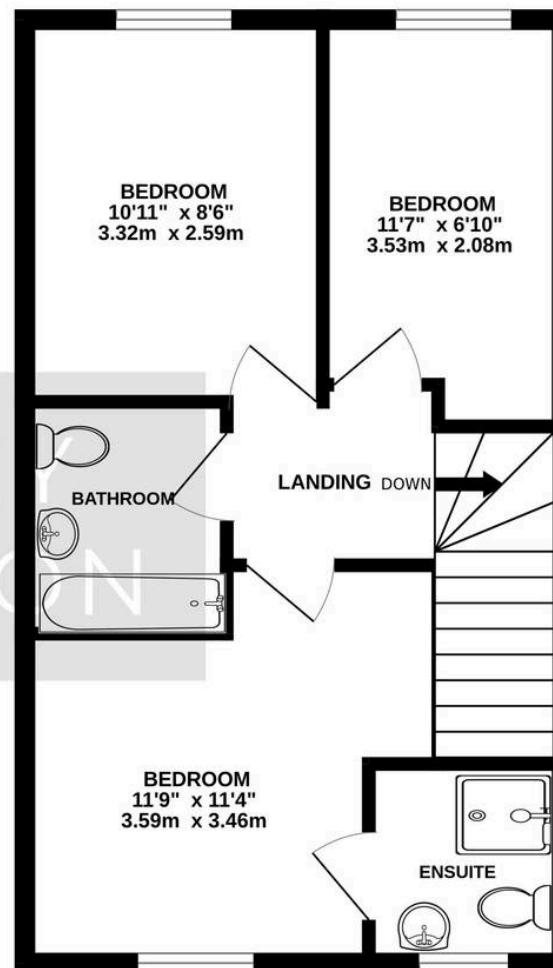
Located on the popular Kings Reach estate, within walking distance to amenities including a convenience store, community centre, a family-owned café and local schooling, the train station is a short distance away too making this property a great purchase for the first time buyer or investor alike. Biggleswade 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.



GROUND FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



FIRST FLOOR  
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 821 sq.ft. (76.3 sq.m.) approx.  
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## FAQ'S

Property Tenure: Freehold

Property Built: 2020

Council Tax Band: D

Management Charge: £130.00 Approx

Boiler Installed: 2020

Boiler Serviced: 2025

Loft: Partially Boarded, Ladder, Light

Primary School Catchment: St Andrews East

Secondary School Catchment: Edward Peake / Stratton

What3Words Location: ///prepared.helpfully.salt

## SERVICES

Heating: Gas Central Heating

Electricity: Mains

Water: Mains

Sewage: Mains

Broadband: Fibre To Premises

## TRAVEL

Distance to A1: 2.1 miles

Biggleswade Railway Station: 2.2 miles

Cambridge: 21.4 miles

Bedford: 14.0 miles

London: 46.8 miles

