

Tate Drive, Biggleswade - SG18 8UD

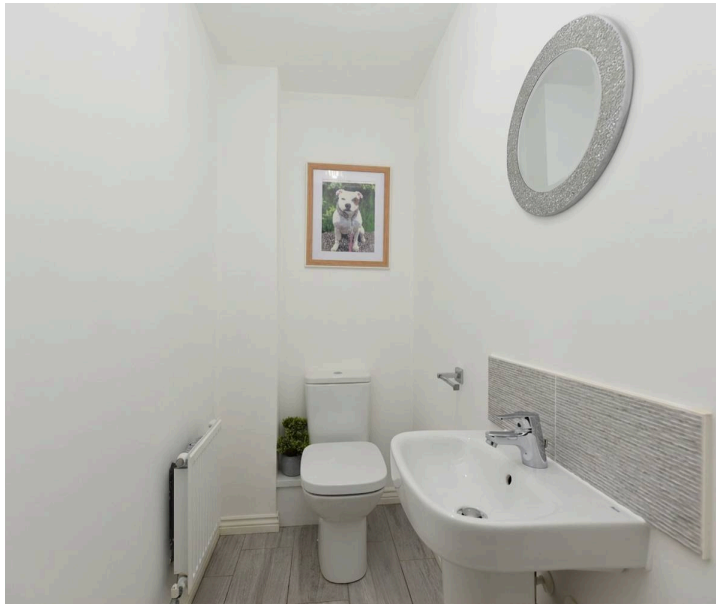
Guide Price £375,000

HARVEY ROBINSON

- SEMI-DETACHED FAMILY HOME
- THREE DOUBLE BEDROOMS
- SPACIOUS LOUNGE
- MODERN KITCHEN/DINING ROOM
- PRINCIPAL BEDROOM WITH EN-SUITE
- CONTEMPORARY FAMILY BATHROOM
- PRIVATE LOW-MAINTENANCE REAR GARDEN
- BEAUTIFULLY PRESENTED THROUGHOUT
- THREE PARKING SPACES TO THE REAR
- HIGHLY SOUGHT-AFTER KINGS REACH DEVELOPMENT















Upon entering, you are greeted by a welcoming entrance hall, leading through to a spacious lounge. To the rear, the kitchen/dining room offers a fantastic space for both everyday family living and entertaining. The room provides ample space for a dining table, while patio doors open directly onto the rear garden, allowing plenty of natural light to flow through. To complete the downstairs space you can find a modern cloakroom and storage cupboard.

Upstairs, the property offers three generously sized double bedrooms, with the principal bedroom benefiting from its own private en-suite. The remaining bedrooms are served by a contemporary family bathroom.

Externally, the property benefits from a private rear garden, predominantly laid to low-maintenance artificial lawn. Further benefits include three parking spaces conveniently located to the rear.

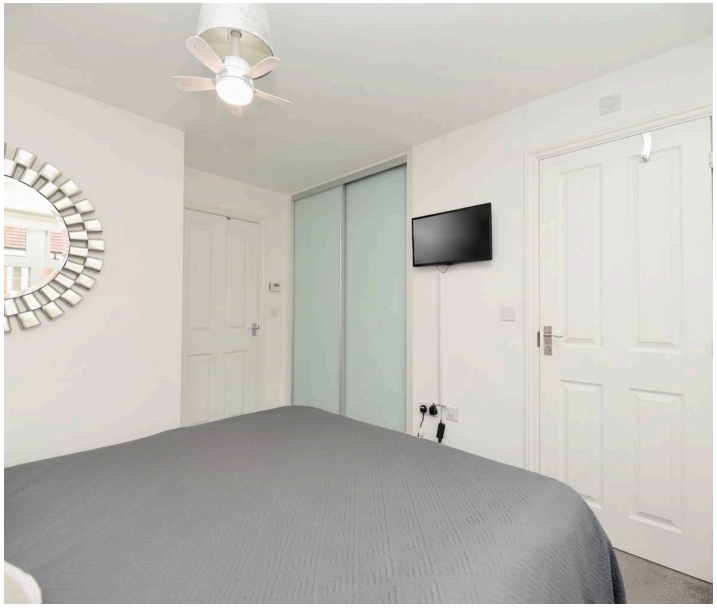
LOCATION AND AMENITIES

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.

Council Tax band: D

Tenure: Freehold

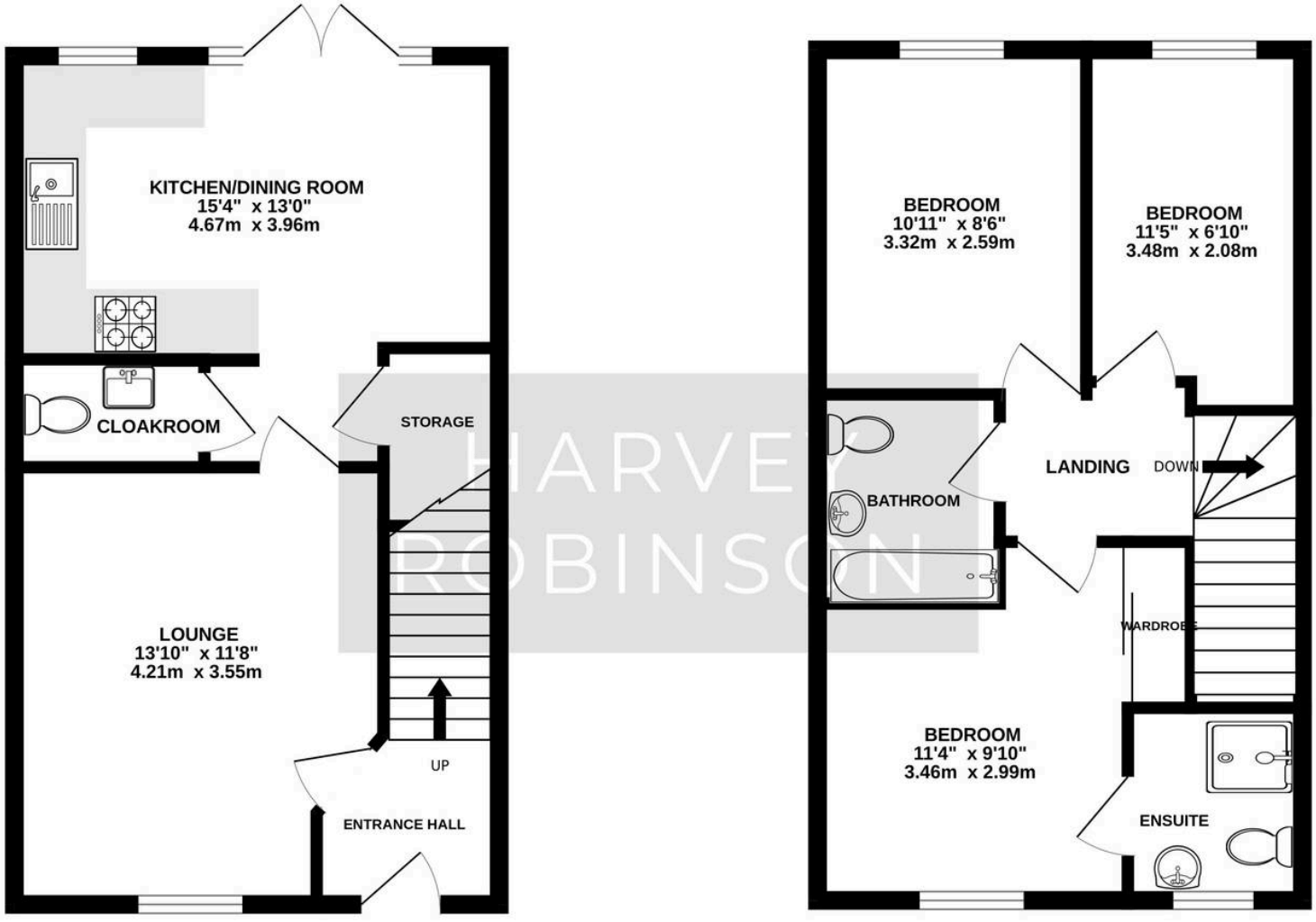






GROUND FLOOR
409 sq.ft. (38.0 sq.m.) approx.

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



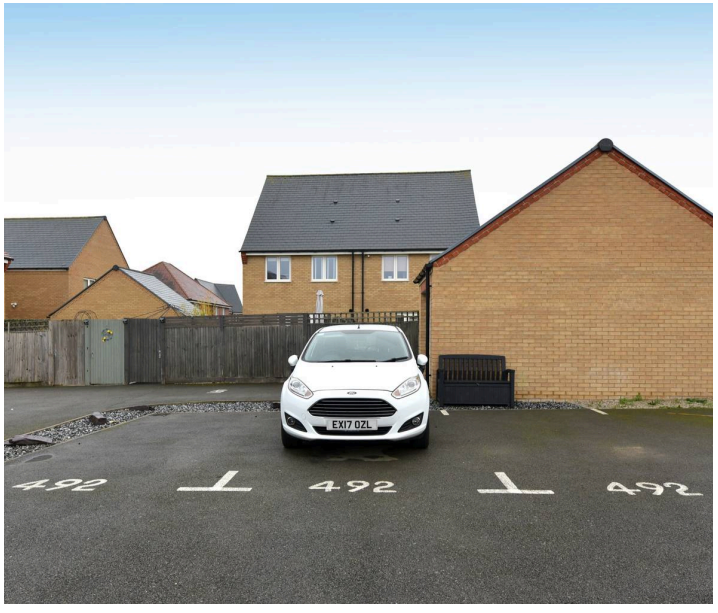
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TOTAL FLOOR AREA : 821 sq.ft. (76.3 sq.m.) approx.

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FAQ'S

Property Tenure: Freehold
Property Built: 2016
Boiler Installed: 2016
Boiler Serviced: TBC
Garden facing: North / West
Council Tax Band: D
Water Meter: Yes
Postcode: SG18 8UD
Lower School Catchment: St Andrews East
Middle School Catchment: Edward Peake
What3Words: ///basis.heartache.outgoing

SERVICES

Heating: Gas Central Heating
Electricity: Mains
Water: Mains
Sewage: Mains
Broadband: TBC

TRAVEL

Distance to A1: 2.2 miles
Biggleswade Railway Station: 2.3 miles
Bedford: 14.2 miles
Cambridge: 20.9 miles
London: 46.4 miles