



Chambers Lodge Chambers Way, Biggleswade - SG18 8ES

Guide Price £220,000



HARVEY
ROBINSON

- TWO BEDROOM GROUND FLOOR MAISONETTE
- MASTER BEDROOM WITH EN SUITE
- SPACIOUS LOUNGE
- FITTED KITCHEN
- FAMILY BATHROOM
- ENCLOSED REAR GARDEN
- ALLOCATED PARKING
- CLOSE TO TOWN CENTRE
- WALKING DISTANCE TO TRAIN STATION
- IDEAL FIRST TIME BUY OR INVESTMENT





We are delighted to present for sale with no onward chain this well-presented two-bedroom ground floor maisonette, ideally situated within close proximity to Biggleswade town centre and the mainline train station. Offering well-balanced and practical accommodation throughout, the property makes for an ideal first-time purchase, investment, or downsize.

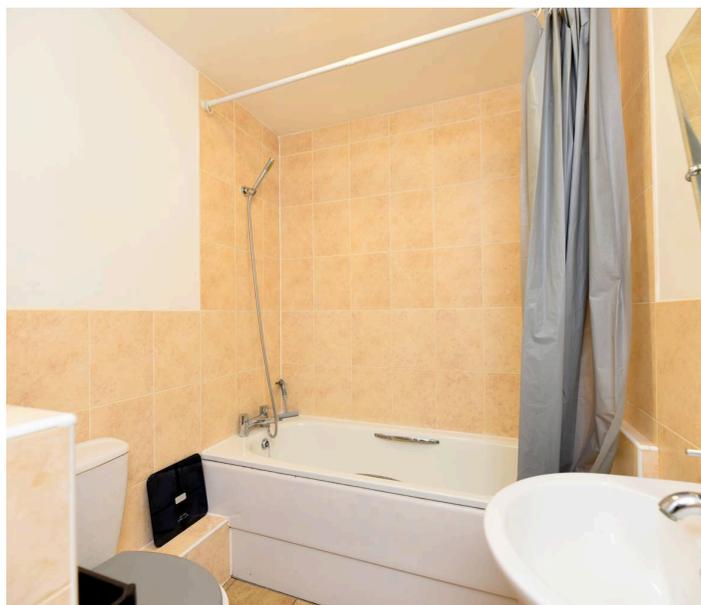
The accommodation comprises a private entrance leading into a welcoming hallway, a spacious lounge, a fitted kitchen, and two well-proportioned bedrooms. The principal bedroom benefits from en-suite facilities, with a separate bathroom serving the remainder of the property.

Externally, the property benefits from an enclosed rear garden, providing a private outdoor space. Further advantages include an allocated parking space. The property is offered to the market chain free.

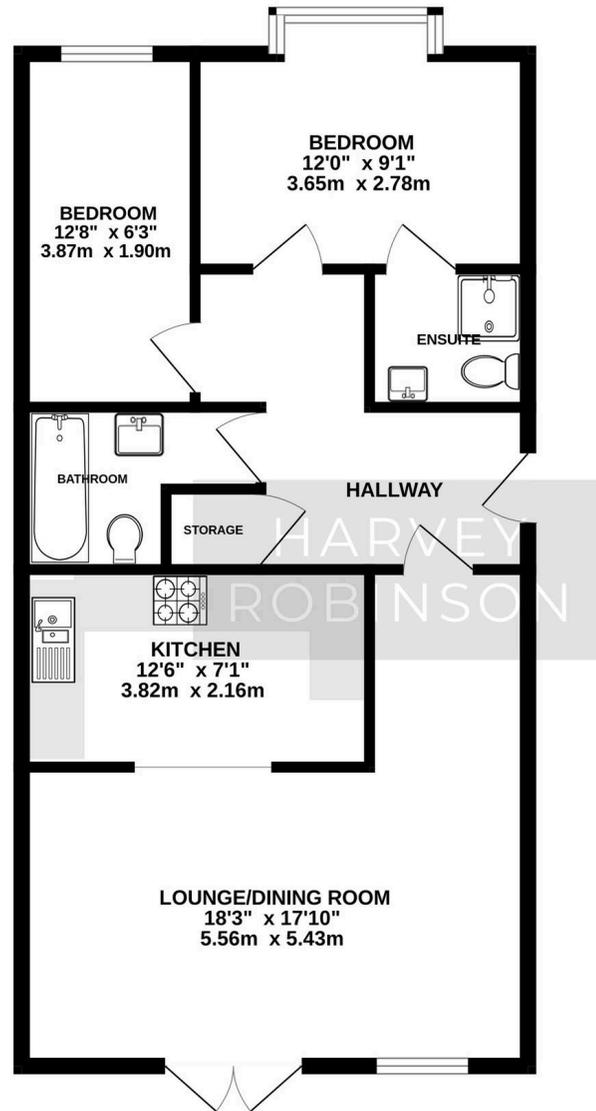
LOCATION AND AMENITIES

The property is conveniently located within easy reach of Biggleswade town centre, offering a range of shops, restaurants, and everyday amenities. The nearby retail park provides additional big-brand shopping options, including Marks & Spencer.

Biggleswade mainline train station is within walking distance, offering fast and direct links into London King's Cross and St Pancras in under 40 minutes, making this an ideal purchase for commuters. The A1 is also easily accessible, providing excellent road links both north and south.



GROUND FLOOR
670 sq.ft. (62.3 sq.m.) approx.



TOTAL FLOOR AREA : 670 sq.ft. (62.3 sq.m.) approx.
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FAQ'S

Property Tenure: Leasehold

Council Tax Band: B

Property Built: 2007

Ground Rent: £391.04pa

Maintenance Charge: £1097.00pa

Lease Length Remaining: 104 Years

Primary school catchment: St Andrews

East/Biggleswade Academy

Secondary school catchment: Edward Peake/
Stratton

What3Words Location: [///plan.february.scrubbing](https://www.what3words.com/plan/february.scrubbing)

EPC Rating: C

SERVICES

Heating: Electric

Electricity: Mains

Water: Mains

Sewage: Mains

Broadband: TBC

TRAVEL

Biggleswade Railway Station: 1.1 miles

Cambridge: 20.8 miles

Bedford: 13.9 miles

Milton Keynes: 29.9 miles

London: 45.5 miles

