



34 Tate Drive, Biggleswade - SG18 8UD

Guide Price £385,000



HARVEY
ROBINSON

- THREE DOUBLE BEDROOMS
- SEMI-DETACHED TOWNHOUSE
- KITCHEN / BREAKFAST ROOM
- LOUNGE / DINING ROOM
- ENSUITE TO BEDROOM ONE
- DOWNSTAIRS CLOAKROOM
- SOUTH-FACING REAR GARDEN
- THREE ALLOCATED PARKING SPACES
- WELL PRESENTED THROUGHOUT
- WALKING DISTANCE TO LOCAL AMENITIES





We are delighted to offer for sale this well-presented three double bedroom townhouse, ideally located within the highly sought-after Kings Reach development. Built in 2017 to the popular Ashton G design, this modern home offers spacious and versatile accommodation arranged over three floors.

The ground floor comprises a welcoming entrance hall, cloakroom, a contemporary kitchen/breakfast room with integrated appliances, and a generous lounge/dining room with views over the rear garden. The first-floor features two well-proportioned double bedrooms and an immaculate family bathroom, while the top floor is dedicated to an impressive main bedroom complete with its own ensuite and built-in wardrobes.

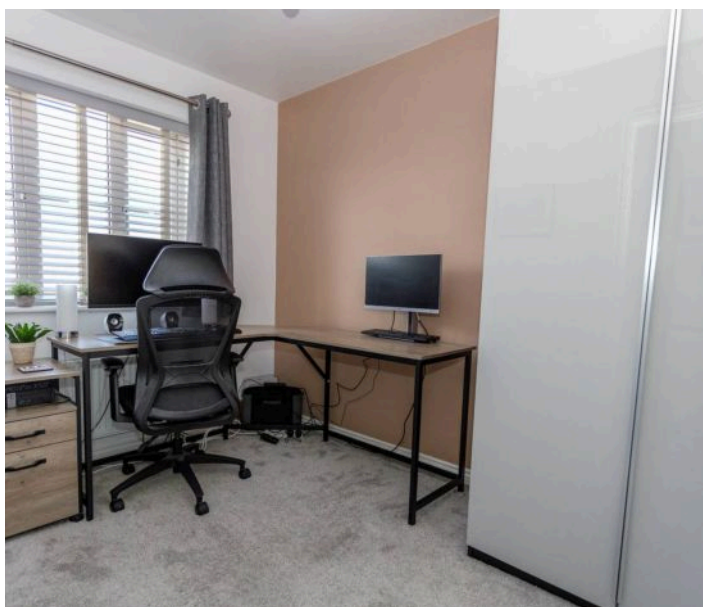
Externally, the property benefits from a southerly-facing, enclosed rear garden, ideal for entertaining, along with three private off-road parking spaces located to the rear of the property.

LOCATION AND AMENITIES

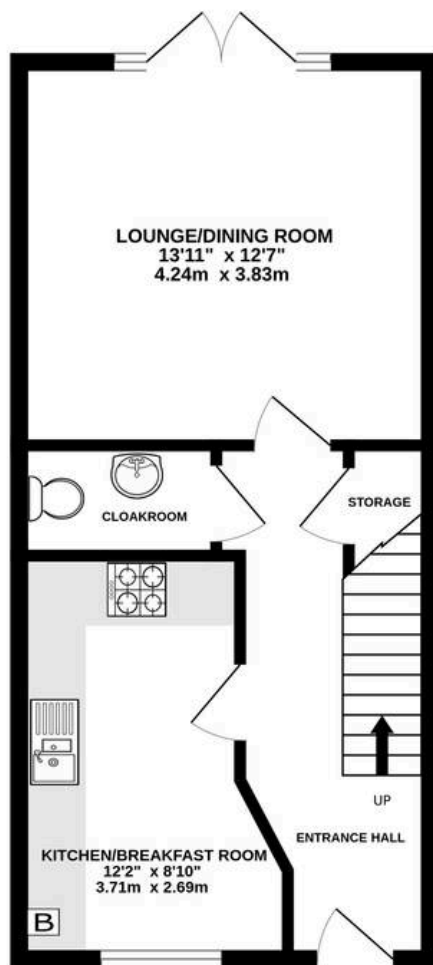
Ideal for family living, the property is conveniently positioned close to local amenities at Central Square, including a convenience store, a family-owned café, takeaway outlets, a barber shop and primary schooling. Biggleswade town centre is located just over a mile away, offering a wide selection of shops, bars and restaurants, with further big-brand shopping available at the retail park on the outskirts of the town.

The mainline train station provides direct services into London King's Cross and St Pancras in approximately 40 minutes, making this an excellent choice for commuters. Viewings can be arranged by contacting our Biggleswade office.

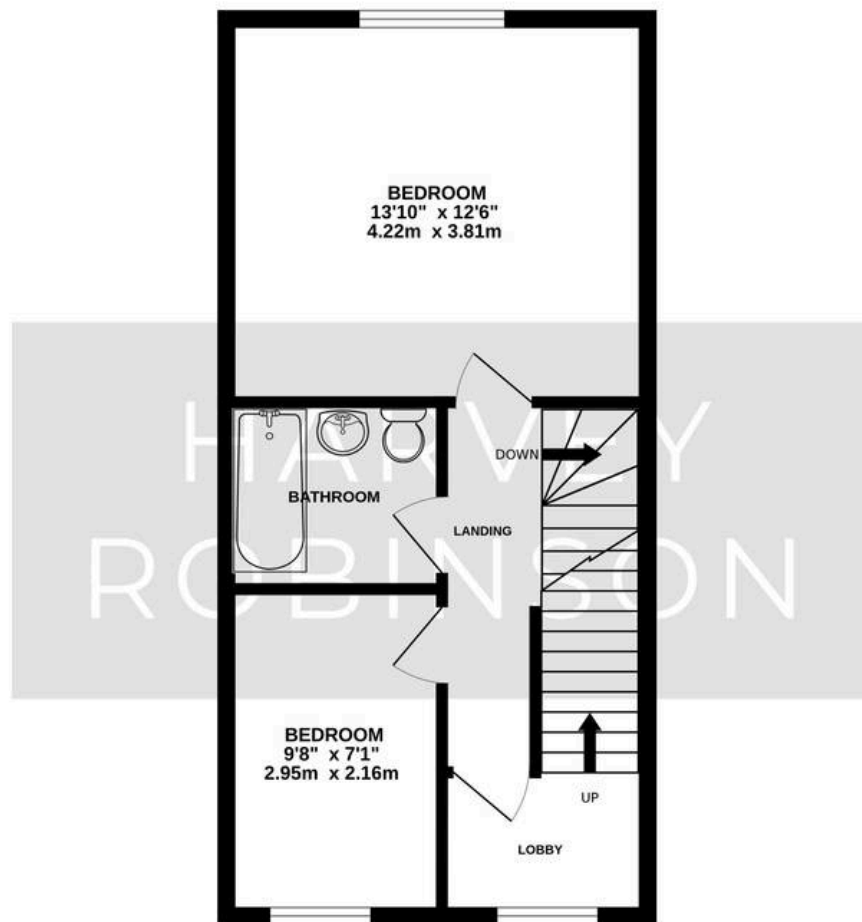
Council Tax band: D



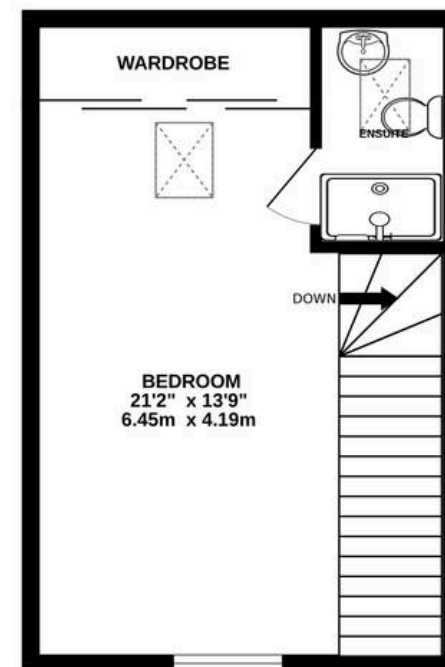
GROUND FLOOR
397 sq.ft. (36.9 sq.m.) approx.



1ST FLOOR
407 sq.ft. (37.9 sq.m.) approx.



2ND FLOOR
293 sq.ft. (27.2 sq.m.) approx.



TOTAL FLOOR AREA : 1097 sq.ft. (101.9 sq.m.) approx.

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FAQ'S

Tenure: Freehold

Property Built: 2017

Council Tax Band: D

EPC Rating: B

Rear Garden Aspect: South

Postcode for SatNav: SG18 8UD

Primary School Catchment: St Andrews East

Secondary School Catchment: Edward Peake / Stratton

What3words Location: ///hails.wheat.stones

Postcode for SatNav: SG18 8UD

SERVICES

Heating: Gas Central Heating

Electricity: Mains

Water: Mains

Sewage: Mains

Broadband: TBC

TRAVEL

Distance to A1: 1.9 miles

Biggleswade Railway Station: 1 mile

Cambridge: 21.0 miles

Bedford: 16.4 miles

London: 46.4 miles



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