



Coates Road, Biggleswade - SG18 8US

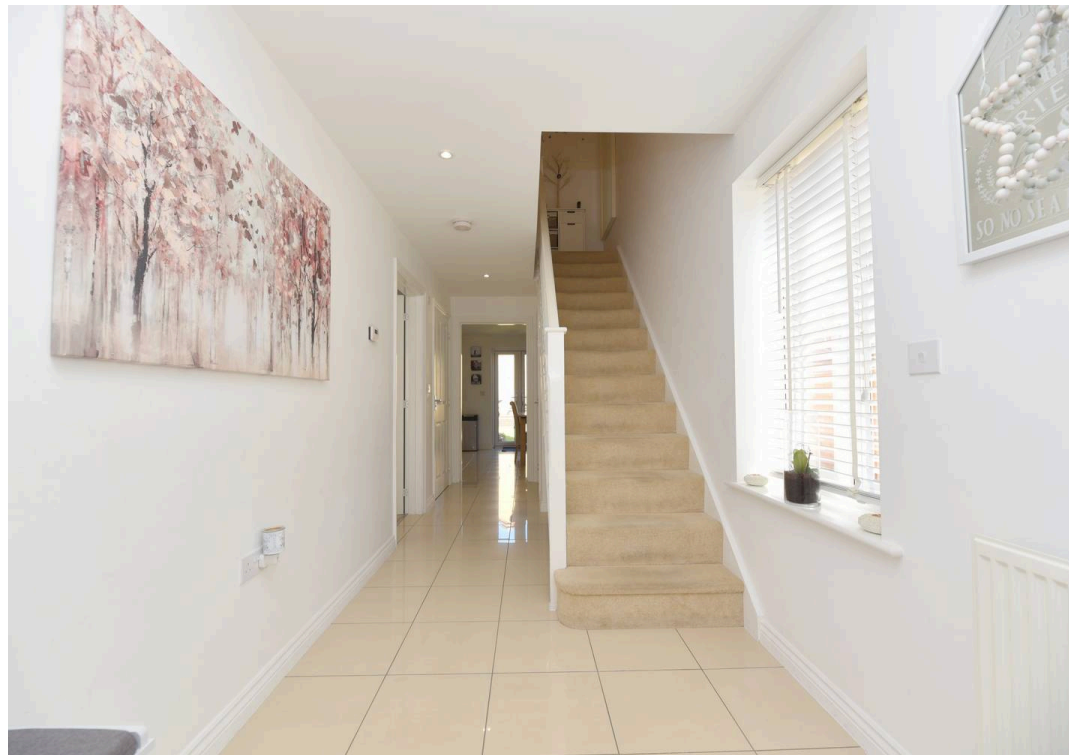
Offers Over £450,000



HARVEY
ROBINSON

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- KITCHEN / DINING ROOM
- CLOAKROOM + UTILITY ROOM
- SPACIOUS LOUNGE
- ENSUITE TO MAIN BEDROOM
- ENCLOSED REAR GARDEN
- GARAGE + DRIVEWAY
- SOUGHT-AFTER LOCATION
- WALKING DISTANCE TO LOCAL AMENITIES



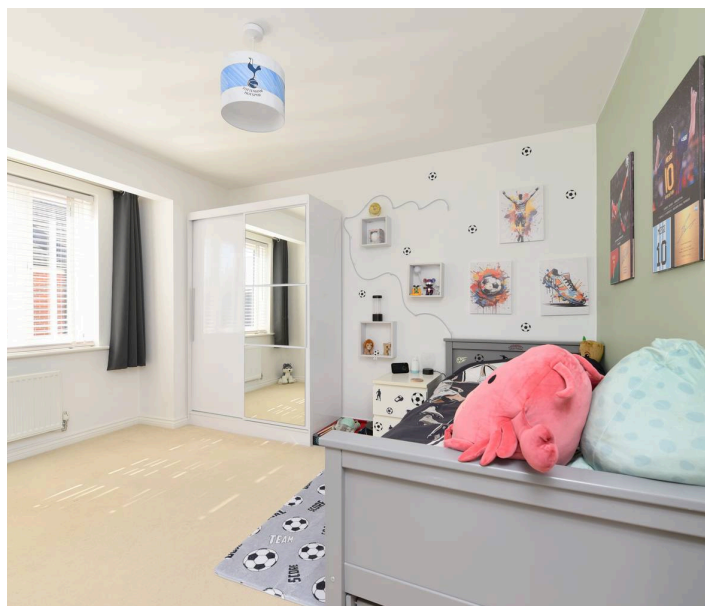


We are pleased to offer for sale this well-presented four-bedroom detached family home, located within the popular Kings Reach development. Built in 2016 by Taylor Wimpey, the property offers modern and practical accommodation throughout. The ground floor comprises an entrance hall, cloakroom, lounge, and a spacious kitchen/dining room, with a separate utility room. To the first floor are four bedrooms, including a main bedroom with en-suite, and a family bathroom. Outside, the property benefits from a private rear garden mainly laid to lawn, along with a garage and off-road parking.

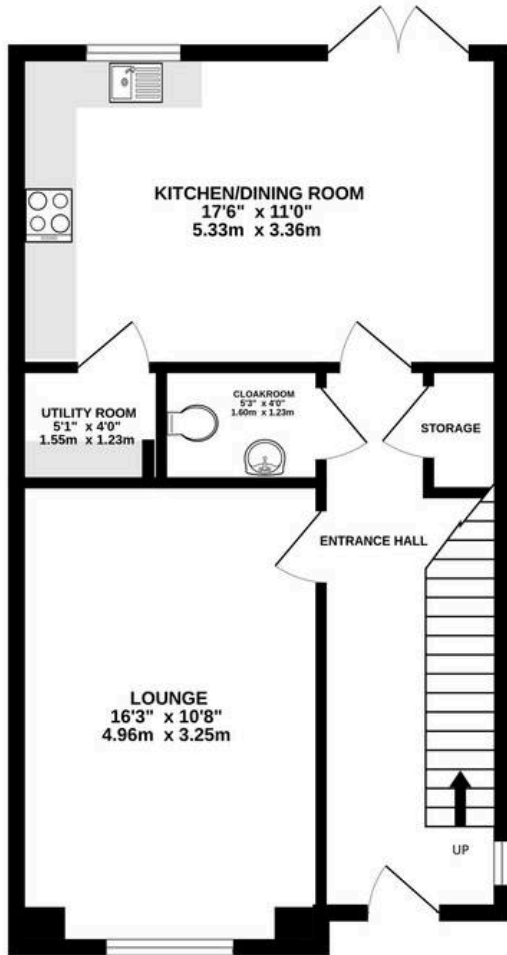
LOCATION AND AMENITIES

Ideally located within walking distance of Central Square, this property enjoys easy access to a range of local amenities including a convenience store, popular café, takeaway outlets, primary schooling, a community centre, and nearby play parks. This makes it a fantastic opportunity for both first-time buyers and investment purchasers alike.

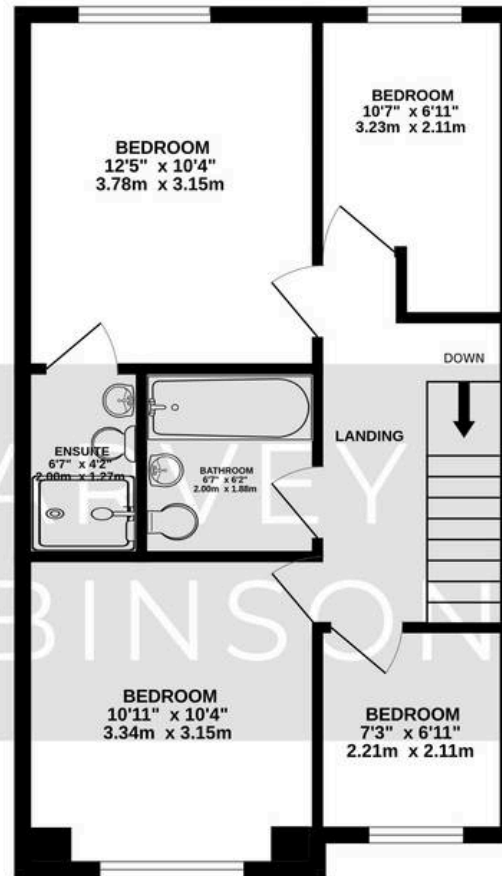
Biggleswade Town Centre is just over a mile away, offering a variety of shops, bars, and restaurants, with additional branded retail options available at the A1 Retail Park on the outskirts of town. For commuters, the mainline train station provides fast and direct services to London Kings Cross and St Pancras in under 40 minutes, making this location as practical as it is appealing.



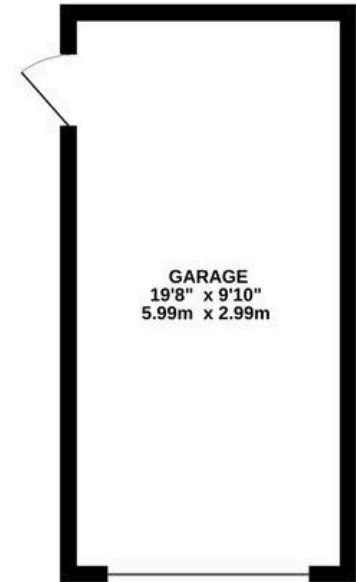
GROUND FLOOR
193 sq.ft. (17.9 sq.m.) approx.



1ST FLOOR
498 sq.ft. (46.2 sq.m.) approx.



GROUND FLOOR
521 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA : 1211 sq.ft. (112.5 sq.m.) approx.

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FAQ'S

Tenure: Freehold

Constructed: 2016

Rear Garden Aspect: North-East

Council Tax Band: D

Primary School Catchment: St Andrews East

Secondary School Catchment: Edward Peake / Stratton

Postcode for SatNav: SG18 8US

What3Words Location: [///pipe.described.strays](https://www.what3words.com/pipe.described.strays)

Water Meter: Yes

Boiler Installed: 2016

Loft: Not boarded

SERVICES

Heating: Gas Central Heating

Electricity: Mains

Water: Mains

Sewage: Mains

Broadband: Fibre to the premises

TRAVEL

Distance to A1: 1.9 miles

Biggleswade Railway Station: 2.3 mile

Cambridge: 21.0 miles

Bedford: 13.3 miles

Milton Keynes: 29.3 miles

London: 46.8 miles

