



Coates Road, Biggleswade - SG18 8US

Guide Price £465,000

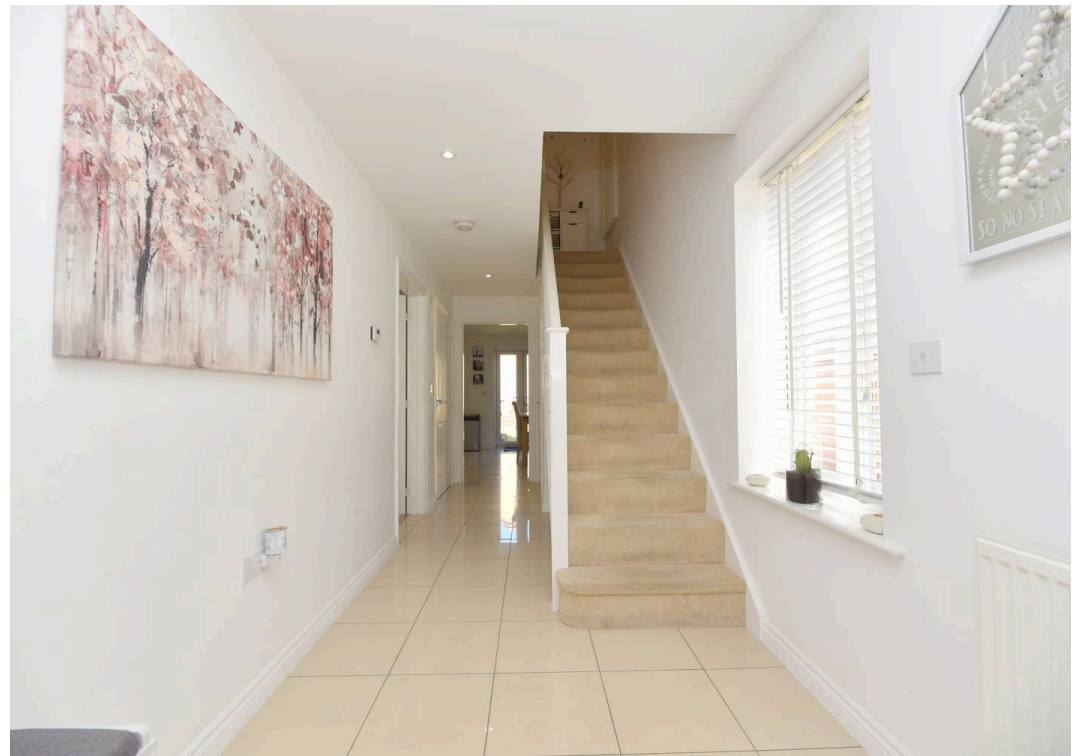


HARVEY
ROBINSON

- 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.





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

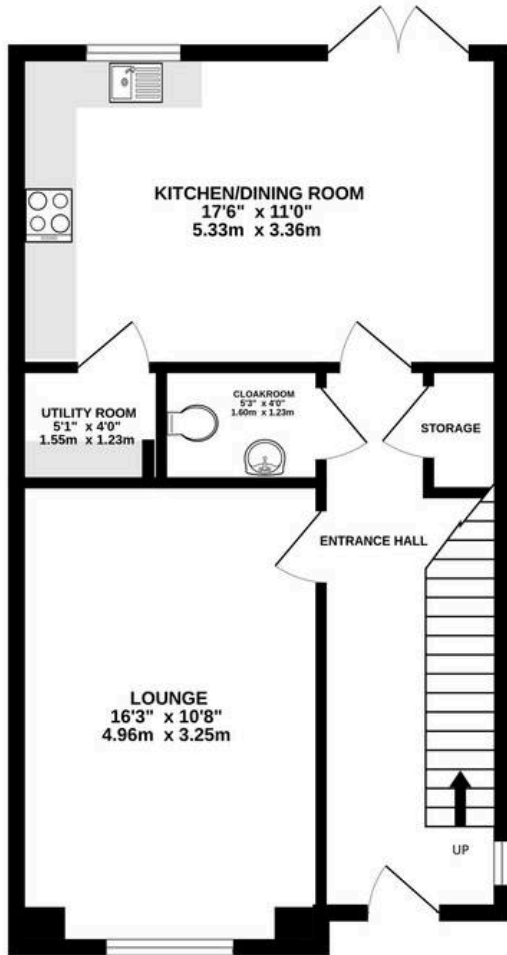
Bedford: 13.3 miles

Milton Keynes: 29.3 miles

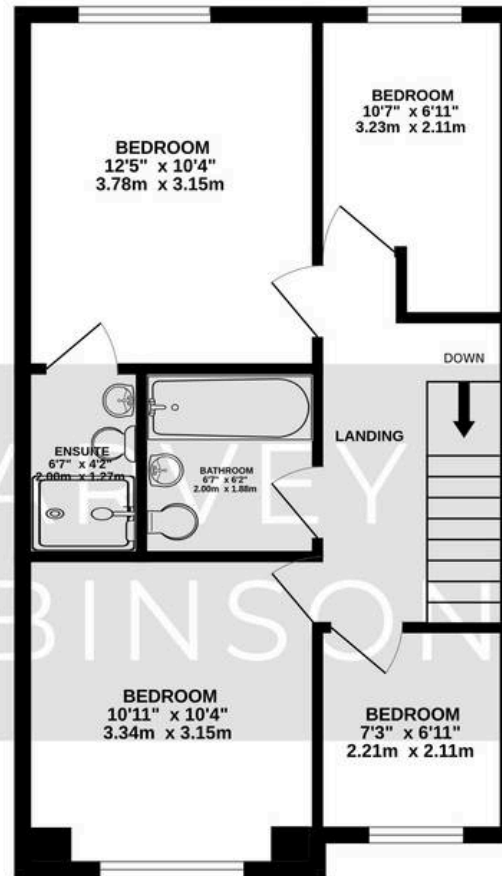
London: 46.8 miles



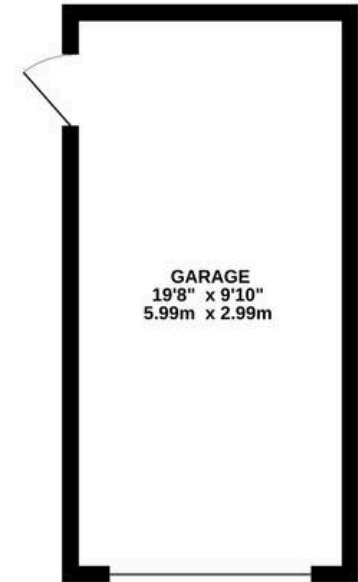
GROUND FLOOR
193 sq.ft. (17.9 sq.m.) approx.



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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