



Ouse Way, Biggleswade - SG18 8PZ

Guide Price £415,000



HARVEY
ROBINSON

- SEMI-DETACHED FAMILY HOME
- THREE BEDROOMS
- MODERN RE-FITTED KITCHEN
- CONVERTED GARAGE TO PROVIDE OPEN FAMILY ROOM
- UTILITY ROOM / OFFICE
- EN-SUITE TO PRINCIPAL BEDROOM
- FAMILY BATHROOM + CLOAKROOM
- ENCLOSED REAR GARDEN
- DRIVEWAY WITH EV CHARGING
- CLOSE TO AMENITIES + SCHOOLING





The ground floor welcomes you with an inviting entrance hall, providing access to a convenient cloakroom and a useful utility room/home office. To the rear, the garage has been thoughtfully converted to create an impressive open-plan kitchen/dining/family room. The modern kitchen is fitted with a range of wall and base units, integrated appliances and a breakfast bar, while the spacious living area provides an ideal setting for both relaxing and entertaining, with French doors opening directly onto the rear garden.

The first floor offers two well-proportioned double bedrooms, complemented by a stylish family bathroom. Occupying the entire second floor, the generous principal bedroom benefits from dual-aspect windows, creating a bright and airy retreat, together with the added luxury of a private en-suite shower room.

Externally, the property boasts a generously sized, fully enclosed rear garden, designed with low-maintenance living in mind and benefiting from gated access. To the front, a private driveway provides off-road parking for one vehicle and EV charging.

LOCATION AND AMENITIES

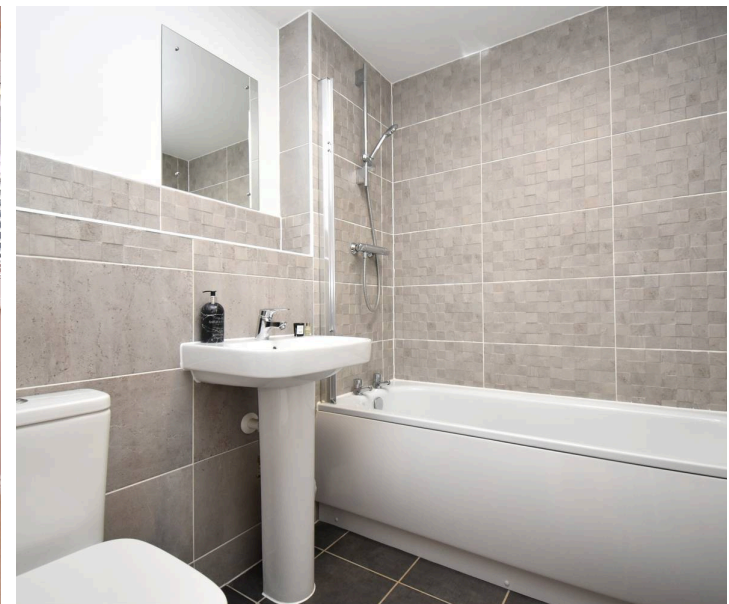
The property is located a short walk from Central Square, providing easy access to all the main amenities on the Kings Reach development. There is a convenience store, primary school, community centre and café nearby, along with play parks and open green spaces, making it a great area for families.

Biggleswade town centre is just over a mile away and offers a good range of shops, supermarkets, bars and restaurants. The nearby A1 Retail Park includes larger stores such as Marks & Spencer, Next and Boots.

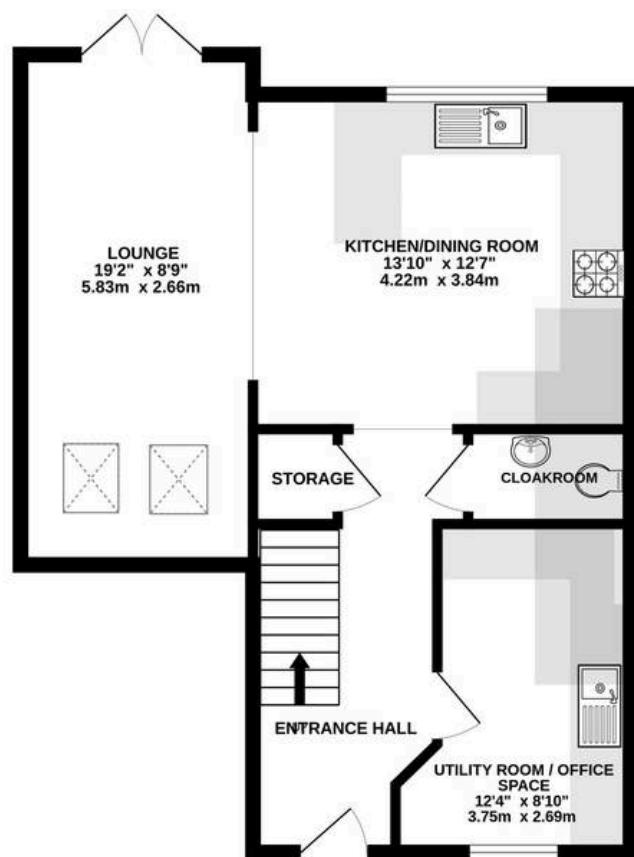
For commuters, Biggleswade train station provides direct services to London Kings Cross and St Pancras in under 40 minutes, and the A1 offers convenient road links north and south.

Council Tax band: D

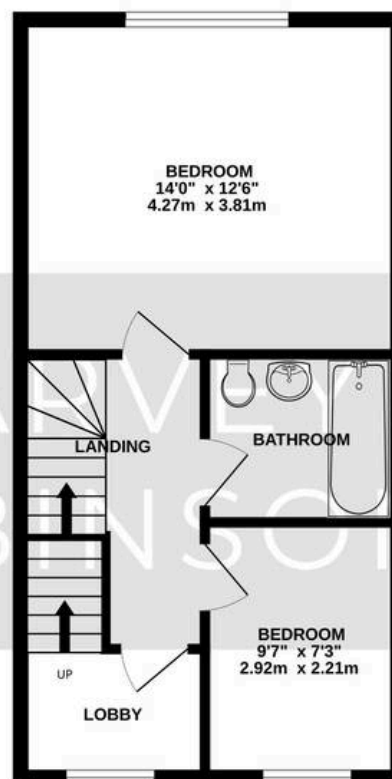
Tenure: Freehold



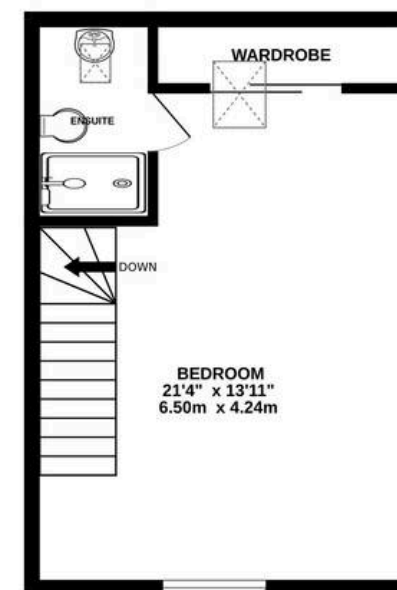
GROUND FLOOR
569 sq.ft. (52.9 sq.m.) approx.



1ST FLOOR
402 sq.ft. (37.4 sq.m.) approx.



2ND FLOOR
302 sq.ft. (28.0 sq.m.) approx.



TOTAL FLOOR AREA : 1273 sq.ft. (118.3 sq.m.) approx.

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FAQ'S

Property Tenure: Freehold

Property Built: 2017

Council Tax Band: D

Garden facing: North-West

Boiler Installed: 2019

Boiler serviced: 22/11/2025

Maintenance Charge: £194.97 per annum

Kitchen Renovated: Nov 2023

Loft: Boarded

Primary School Catchment: St Andrews East

Secondary School Catchment: Edward Peake / Stratton

EPC Rating: B

What3Words Location: [///blending.locked.grudging](#)

SERVICES

Heating: Gas Central Heating

Electricity: Mains

Water: Mains

Sewage: Mains

Broadband: FTTP

TRAVEL

Distance to A1: 1.8 miles

Biggleswade Railway Station: 1.1 miles Walking Distance

Cambridge: 20.9 miles

Bedford: 13.7 miles

Milton Keynes: 26.5 miles

London: 46.5 miles