



HARVEY ROBINSON

Guide Price

£425,000

3 Arnold Rise

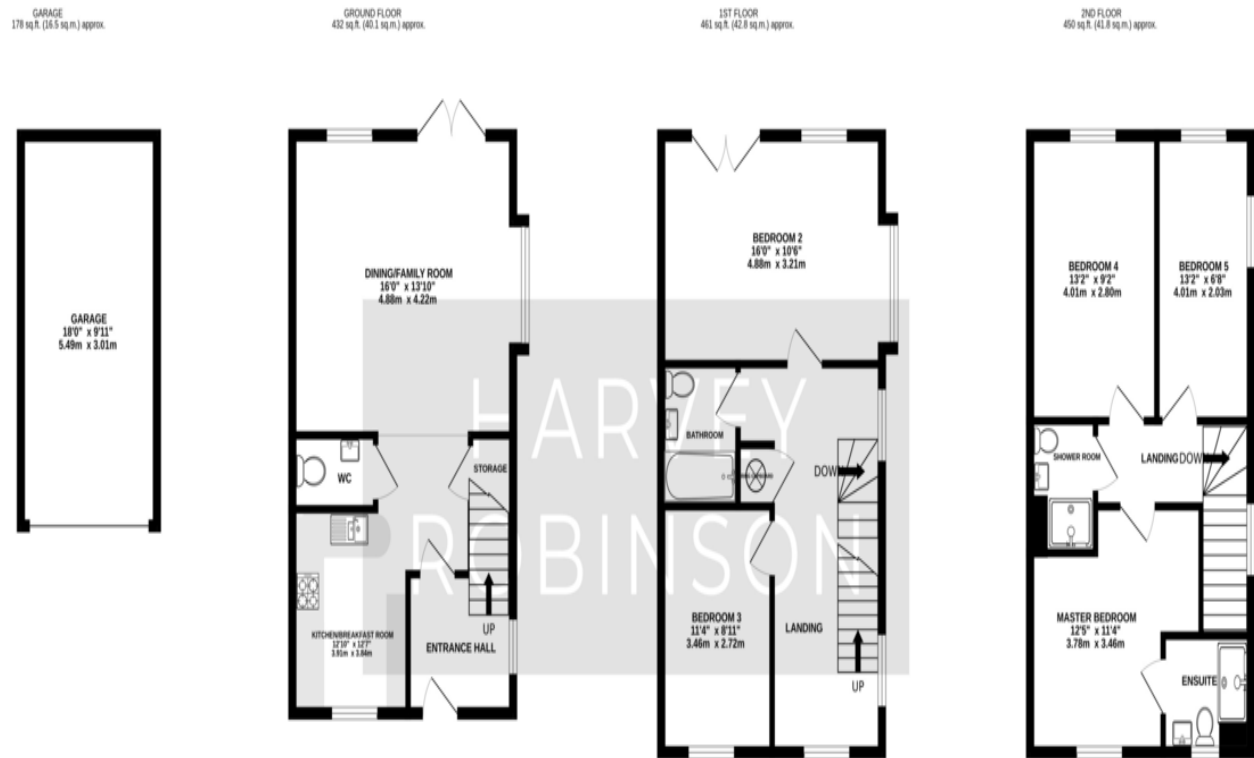
Biggleswade, SG18 8UF

Harvey Robinson estate agents in Biggleswade are delighted to offer for sale this four/five bedroom semi-detached family home within the hugely popular and sought-after Kings Reach development. The property, spread over three floors offers versatile accommodation and in brief consists of an entrance hall, a cloakroom, a kitchen/breakfast room and a dining/family room to the ground floor. The lounge (currently being used as a bedroom), bedroom two and a family bathroom can be found on the first floor, with three more bedrooms, and ensuite facilities to bedroom one, as well as a further shower room found occupying the second floor. Outside, the property has a sunny south-facing garden to the rear with parking for two vehicles leading to a single garage. This well-proportioned family home must be viewed to fully appreciate the accommodation on offer. Located a short distance from Central Square with amenities to include a local convenience store, a popular café and takeaway outlets, primary schooling, a community centre and play parks nearby, this property would make for an ideal family home. Biggleswade town centre is located just over 1 mile away with various shops, bars and restaurants to choose from, with further big branded shopping located at the Retail Park on the outskirts of the town. The mainline train station provides access into London Kings Cross and St Pancras within 40 minutes making it ideal for the commuter. Viewings can be arranged by contacting our Biggleswade estate agent offices.

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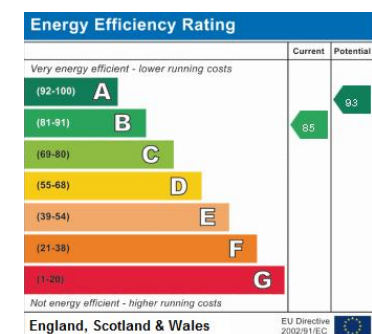




TOTAL FLOOR AREA: 1520 sq.ft. (141.2 sq.m.) approx.
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FAQs

Tenure: Freehold
 Property Built: Dec 2015
 Postcode for SatNav: SG18 8UF
 What3Words Location:
 ///emporium.aimless.insurers
 Council Tax Band: E
 Rear Garden Aspect: South/West
 Lower School Catchment: St Andrews East
 Middle School Catchment: Edward Peake
 Upper School Catchment: Stratton
 Water Meter: Yes
 Loft Boarded: Yes, with ladder
 EPC Rating: B



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

HARVEY ROBINSON

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