



HARVEY ROBINSON

Guide Price

£335,000

Hawking Drive

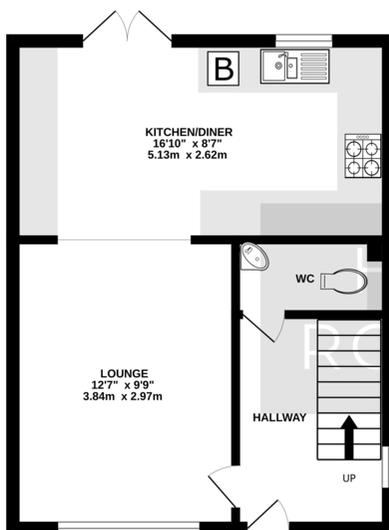
Biggleswade, SG18 8GQ

We are delighted to offer for sale, with no onward chain, this two double-bedroom semi-detached home, located in the highly sought-after Kings Reach development in Biggleswade. The property offers spacious accommodation, comprising an entrance hall, cloakroom, a generous lounge, and a modern fitted kitchen/dining room with French-style doors opening onto the rear garden. Upstairs, there are two double bedrooms, with fitted wardrobes to the master, and a modern bathroom. The home has been professionally redecorated throughout, with brand-new carpets fitted, giving it a fresh and stylish finish. Additional features include plantation shutters to the front windows, an EV charging point, and a water softener for added convenience. Outside, the property benefits from a generous enclosed rear garden, mainly laid to lawn, with a paved patio area ideal for outdoor dining and entertaining. Four storage sheds provide ample space, and parking is available for two vehicles - one on the driveway to the front, and one secure space positioned behind gates.

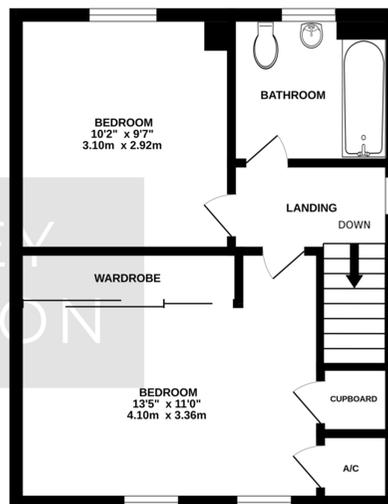




GROUND FLOOR
355 sq.ft. (32.9 sq.m.) approx.



1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA: 707 sq.ft. (65.6 sq.m.) approx.
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FAQs

Property Tenure: Freehold
Property Built: 2013
Council Tax Band: C
Rear Garden Aspect: North/West
Water Meter: Yes
Boiler Installed: TBC
Boiler Last Serviced: TBC
EV Charger: Yes
EPC Rating: TBC
Loft: Not boarded
Primary School Catchment: St Andrews East
Secondary School Catchment: Edward Peake

EPC: Awaited

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

OFFICE ADDRESS

5 Purcell Place, Sullivan Court,
Biggleswade, Bedfordshire,
SG18 8SX

CONTACT

01767 660770
biggleswade@harveyrobinson.co.uk
www.harveyrobinson.co.uk