



HARVEY ROBINSON

Guide Price

£400,000

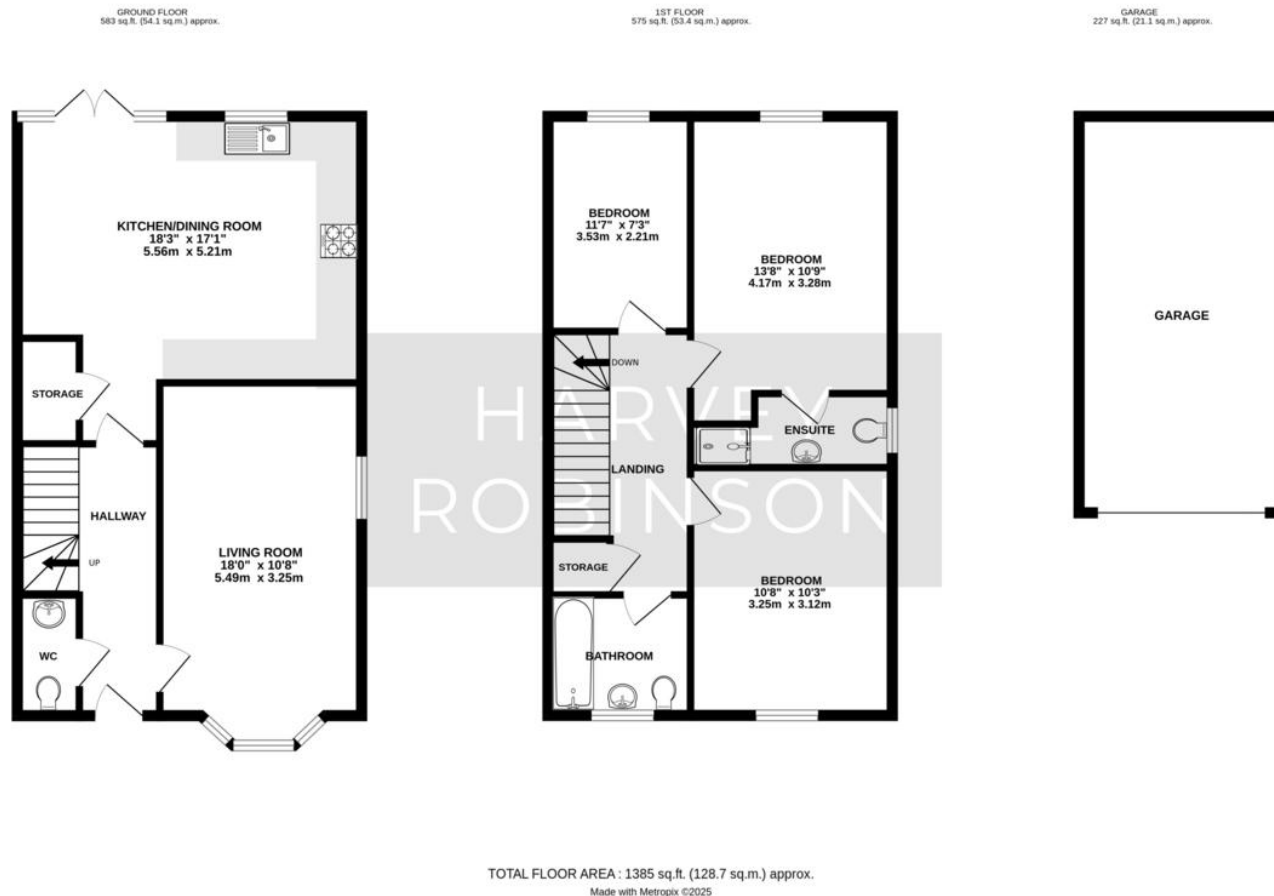
Collings Crescent

Biggleswade, SG18 0PZ

We are delighted to offer for sale the, presented in beautiful condition, this three-bedroom semi-detached home is ideally situated on the highly desirable St Andrews development. The ground floor offers a welcoming entrance hallway, a convenient cloakroom, a generous living room featuring a charming bay window, and a modern kitchen/dining room with patio doors opening out to the garden. Upstairs, there are three spacious bedrooms, including a main bedroom with ensuite, along with a well-appointed family bathroom. Outside, the property boasts a fully enclosed rear garden, mainly laid to lawn with a patio area, and direct access to a single garage. The home also benefits from an ample driveway providing parking for two cars. This beautiful property perfectly combines modern living with comfort and practicality-early viewing is highly recommended. With both Primary and Secondary schooling close by, and local amenities within easy reach, the location offers convenience alongside a sense of community. Beautiful countryside walks are right on your doorstep, including scenic routes leading to the nearby RSPB nature reserve and beyond. Biggleswade Town Centre is just over a mile away, offering a variety of shops, bars, and restaurants, with further big-brand retail options - including Marks & Spencer - available at the nearby A1 Retail Park. The mainline train station provides fast and direct links into London Kings Cross and St Pancras in under 40 minutes, making it a perfect choice for commuters.







FAQs

Property Constructed: 2017

Rear Garden Aspect: South/East

Council Tax Band: D

Primary School Catchment: St Andrews East

Secondary School Catchment: Edward Peake / Stratton

Annual Estate Maintenance Charge: Circa £180.00 p/a

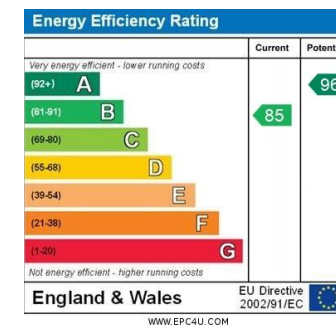
Water Meter: Yes

Boiler Installed: 2017

Boiler Last Serviced: 2024

What3Words Location: ///swipes.twee.exactly

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

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