



HARVEY ROBINSON

Guide Price

£275,000

Walker Mead

Biggleswade, SG18 8GW

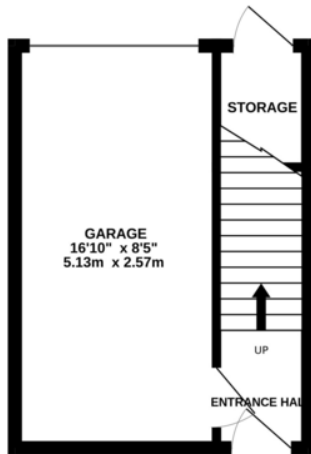
Harvey Robinson estate agents in Biggleswade are delighted to offer for sale this well presented two bedroom freehold detached Coach House located on the popular and sought-after Kings Reach development. Constructed by Taylor Wimpey in 2016 and situated within a secluded position, the spacious accommodation in brief consists of an Entrance Hall, Open-plan Kitchen/Living and Dining Room, two Bedrooms and a Bathroom. Outside, the property has an enclosed front Garden and an external storage cupboard. The property also benefits from an allocated parking space in front of the single garage which has the potential to be converted into usable living space subject to planning. Located within walking distance to Central Square with amenities to include a local convenience store, a popular family-owned café and takeaway outlets as well as primary schooling, a community centre and play parks nearby, this home would make a great purchase for the first time buyer or investor alike. Biggleswade Town is located just over 1 mile away with various shops, bars and restaurants to choose from with further 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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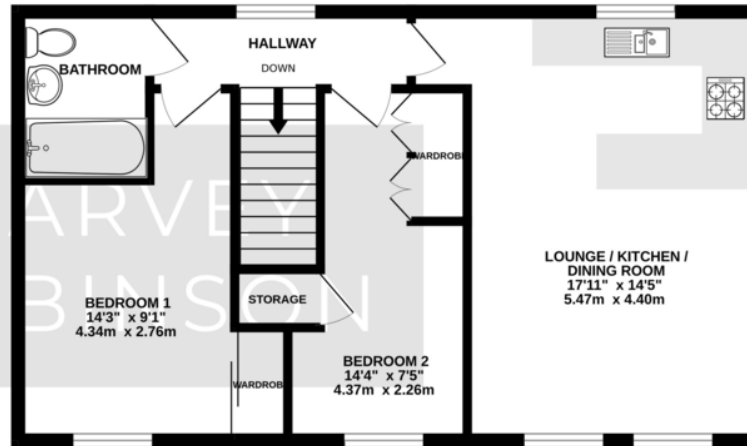




GROUND FLOOR
207 sq.ft. (19.2 sq.m.) approx.



1ST FLOOR
554 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA : 760 sq.ft. (70.6 sq.m.) approx.
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FAQs

Property Tenure: Freehold

Property Built: 2016

Council Tax Band: B

EPC Rating: B

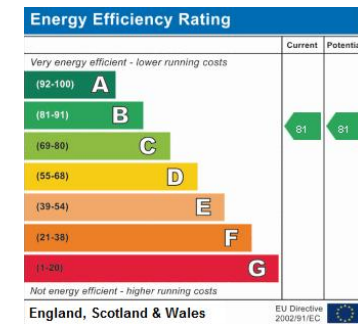
Lower School Catchment: St Andrews East

Middle School Catchment: Edward Peake

Upper School Catchment: Stratton

Potential Rental Income: £1100.00 PCM

What3Words Location: ///waged.drift.deprives



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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