



HARVEY ROBINSON

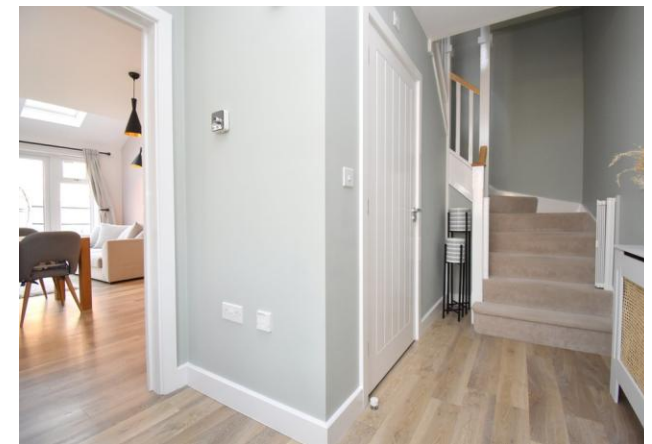
Guide Price

£550,000

Denny Rise

Biggleswade, SG18 0QD

Harvey Robinson estate agents in Biggleswade are delighted to offer for sale this stunning and beautifully presented five bed room detached family home within the highly desirable and sought-after St Andrews development. Offering three double bedrooms and two good sized single bedrooms, the property was constructed in 2018 by Bloor Homes to 'The Orford' design, the high-specification spacious accommodation is spread over three floors and in brief consists of a welcoming Entrance Hall, Cloakroom, 20ft Lounge with bay window, an impressive open plan Kitchen/Dining/Family Room complete with French doors to the garden and a separate Utility Room, to the Ground Floor. Three good size bedrooms, two of which are doubles, and a family Bathroom can be found occupying the First Floor. One bedroom features its own walk-in wardrobe and three-piece Ensuite facility. The Second Floor offers a large double bedroom, one single bedroom with fitted wardrobes and a luxury three-piece Ensuite. Outside, the Garden has been beautifully maintained and feature a seating area perfect for dining and entertaining. Private driveway with off road parking for several vehicles leads to a detached single Garage with an electric garage door and attached brick-built storage, which could be converted to offer working from home space. This modern and well-located property would make for an ideal family home with schooling - both Primary and Secondary - located nearby as well as local amenities a short distance away. Biggleswade Town is located just over 1 mile away with various shops, bars and restaurants with further brand shopping located at the Retail Park on the outskirts of the town. The mainline train station provides access into London Kings Cross within 40 minutes making it ideal for the commuter.





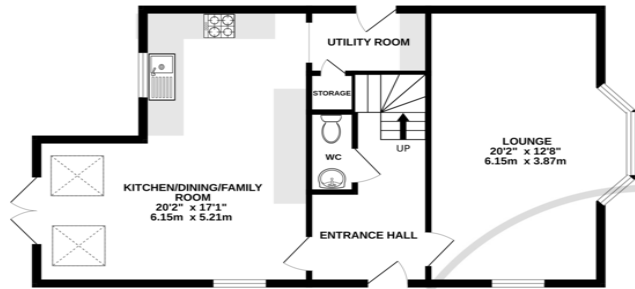
FAQs

Tenure: Freehold
 Property Built: 2018
 Rear Garden Aspect: North / East
 Council Tax Band: F
 Lower School Catchment: St Andrews East
 Middle School Catchment: Edward Peake
 Upper School Catchment: Stratton
 Annual Estate Maintenance Charge: £180

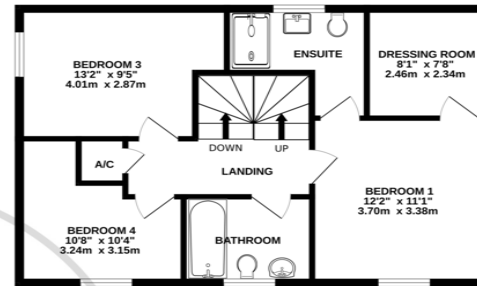
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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

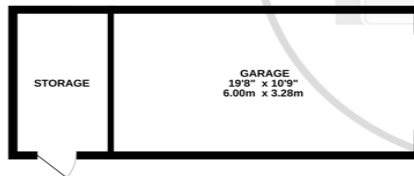
GROUND FLOOR
664 sq.ft. (61.7 sq.m.) approx.



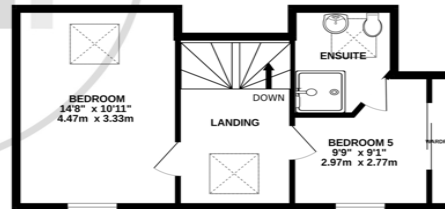
1ST FLOOR
604 sq.ft. (56.1 sq.m.) approx.



OUTSIDE
279 sq.ft. (25.9 sq.m.) approx.



2ND FLOOR
397 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA : 1944 sq.ft. (180.6 sq.m.) approx.

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