



HARVEY ROBINSON

Guide Price

£375,000

Kennett Drive

Biggleswade, SG18 8NR

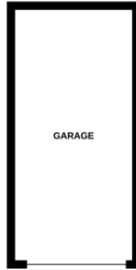
Harvey Robinson estate agents in Biggleswade are delighted to offer for sale this three bedroom semi-detached family home located within the popular and sought-after Kings Reach development. Constructed in 2017 by Martin Grant Homes to The Caldecote design, the accommodation spread across three floors in brief consists of an entrance hall, cloakroom, kitchen/dining room and a good-size lounge completing the downstairs living space. Bedroom one with ensuite facilities and fitted wardrobes, bedroom three, and the family bathroom can be found on the first floor with the second floor being occupied by a further double bedroom and an ensuite shower room. Outside, the property has a landscaped enclosed rear garden and off road parking located to the side in front of a single garage. Located a short distance from Central Square with amenities to include a local convenience store, a popular family-owned café and takeaway outlets, primary schooling, a community centre and with 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 too. Offered in great condition throughout this property must be viewed to be fully appreciated with viewings arranged by contacting our Biggleswade estate agent offices.

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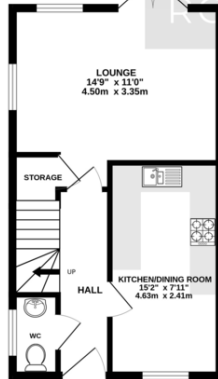
GARAGE  
185 sq ft (17.3 sq m) approx.



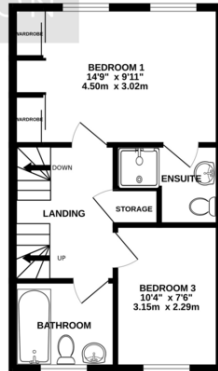
2ND FLOOR  
243 sq ft (22.6 sq m) approx.



GROUND FLOOR  
387 sq ft (35.7 sq m) approx.



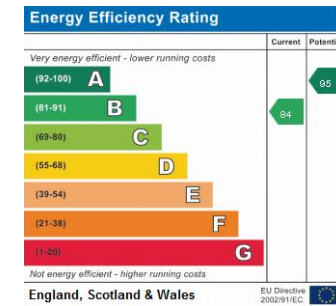
1ST FLOOR  
380 sq ft (35.3 sq m) approx.



TOTAL FLOOR AREA : 1175 sq.ft. (109.2 sq.m.) approx.  
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## FAQs

Property Tenure: Freehold  
 Property Constructed: 2017  
 Council Tax Band: D  
 Rear Garden Aspect: East  
 Lower School Catchment: St Andrews East  
 Middle School Catchment: Edward Peake  
 Upper School Catchment: Stratton  
 Postcode for SatNav: SG18 8NR  
 What3Words Location: ///eotard.charm.surveyors  
 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

### OFFICE ADDRESS

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### CONTACT

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