



HARVEY ROBINSON

Guide Price

£425,000

54 Rutherford Way

Biggleswade, SG18 8GA

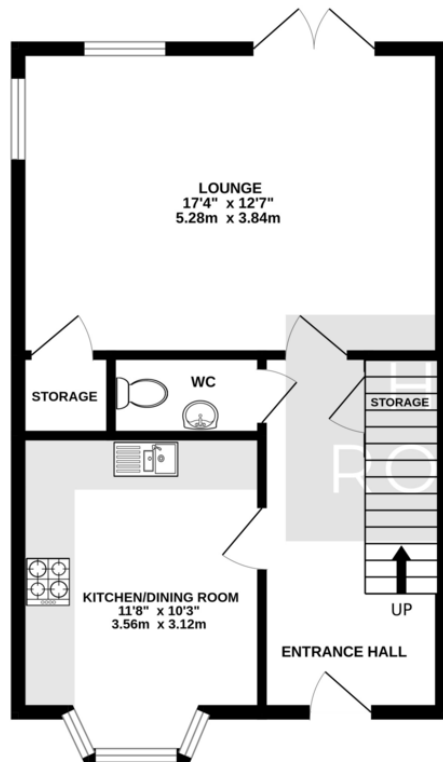
Harvey Robinson estate agents in Biggleswade are delighted to offer for sale this three-bedroom detached family home located within the hugely popular and highly sought-after Kings Reach development. Constructed in 2016 by Taylor Wimpey, the property is presented in beautiful condition throughout and in brief consists of an entrance hall, cloakroom, a kitchen/dining room with bay window packed full with integrated appliances, and a spacious lounge with French-style doors opening to the rear garden completing the ground floor living space. The three bedrooms with ensuite facilities to the main bedroom, and a family bathroom can be found occupying the first floor. Outside, the property has an enclosed landscaped enclosed garden and a carport for two vehicles. Perfect for a family, this home is 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. Viewings can be arranged by contacting our Biggleswade estate agent offices.

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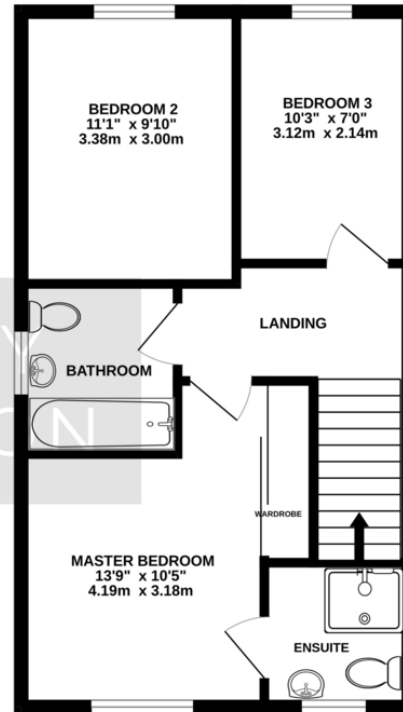




GROUND FLOOR
474 sq.ft. (44.0 sq.m.) approx.



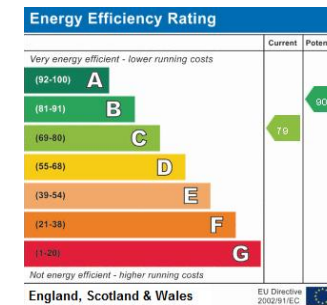
1ST FLOOR
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 919 sq.ft. (85.4 sq.m.) approx.
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FAQs

Property Tenure: Freehold
 Property Built: 2016
 Council Tax Band: D
 EPC Rating: C
 Rear Garden Aspect: South
 Lower School Catchment: St Andrews East
 Middle School Catchment: Edward Peake
 Upper School Catchment: Stratton
 Postcode for SatNav: SG18 8GA
 What3Words Location: ///financial.plant.winters



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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