



HARVEY ROBINSON

Guide Price

£365,000

Lynton Edge

Biggleswade, SG18 8YJ

Harvey Robinson estate agents in Biggleswade are delighted to offer for sale with no onward chain this beautifully presented as-new three-bedroom semi-detached family home located on the outskirts of the hugely popular and highly sought-after Kings Reach development. The well-proportioned spacious accommodation in brief consists of an entrance hall, a cloakroom, a lounge with French-style doors opening on to the rear garden, and a large, upgraded kitchen/dining room packed with integrated appliances to include a fridge/freezer, washing machine and dishwasher, to the ground floor. Three good size bedrooms with ensuite facilities and built-in wardrobes to the main bedroom, and a family bathroom can be found occupying the first floor. Outside, the property has a good size, brick-wall enclosed garden predominantly laid to lawn with a paved patio area. Off road parking can be found in front of the single garage. Perfect for a family or first time buyer, it's located close to local amenities to include a convenience store, a nursery and primary schooling, a community centre, and a popular coffee shop. Biggleswade Town is located just over 1 mile away with various shops, bars and restaurants to choose from with further excellent 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 this property ideal for the commuter too. Viewings can be arranged by contacting our Biggleswade estate agent offices.

- 3 
- 2 
- 1 



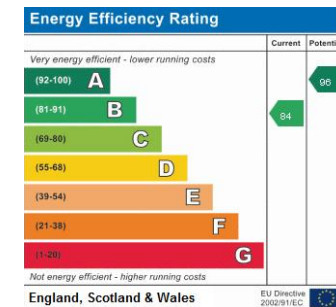




TOTAL FLOOR AREA: 1048 sq.ft. (97.4 sq.m.) approx.  
Made with Metropix ©2024

## FAQs

Tenure: Freehold  
 Property Built: 2021  
 Council Tax Band: D  
 Rear Garden Aspect: East  
 Water Meter: Yes  
 Boiler Installed: 2021  
 Lower School Catchment: St Andrews East  
 Middle School Catchment: Edward Peake  
 Upper School Catchment: Stratton  
 Postcode for SatNav: SG18 8YJ  
 What3words Location: ///spice.cabinets.polar  
 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

5 Purcell Place, Sullivan Court,  
Biggleswade, Bedfordshire,  
SG18 8SX

### CONTACT

01767 660770  
biggleswade@harveyrobinson.co.uk  
www.harveyrobinson.co.uk