



HARVEY ROBINSON

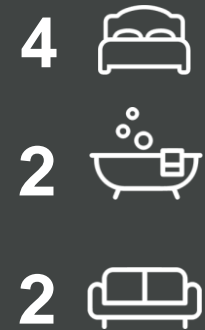
Guide Price

£475,000

Rutherford Way

Biggleswade, SG18 8GA

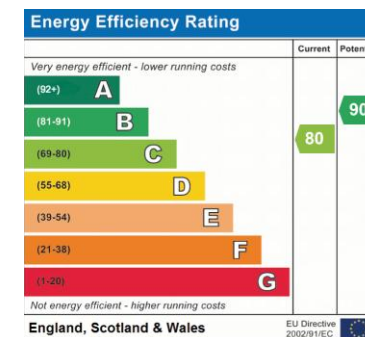
We are delighted to offer for sale this four-bedroom semi-detached family home located within the hugely popular and highly sought-after Kings Reach development. Constructed in 2015 by Persimmon Homes, the property is offered in beautiful condition through out and in brief consists of an entrance hall, cloakroom, spacious lounge, playroom / study, a kitchen packed with fully integrated appliances which opens out to the conservatory completing the ground floor living space. The four-bedrooms with ensuite facilities and dressing area to the main bedroom, plus a four piece family bathroom can be found occupying the first floor. Outside, the property has a landscaped enclosed south-facing garden with patio area - perfect for outside dining and entertaining. The single garage can be accessed via the side gate with parking for three vehicles on the driveway which also offers lighting and an EV charger. Perfect for a family, this home is located a short distance from Central Square with an array of amenities to include a local convenience store, a family-owned café, primary schooling, a community centre and 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, popular bars and restaurants to choose from, with further big-brand 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.



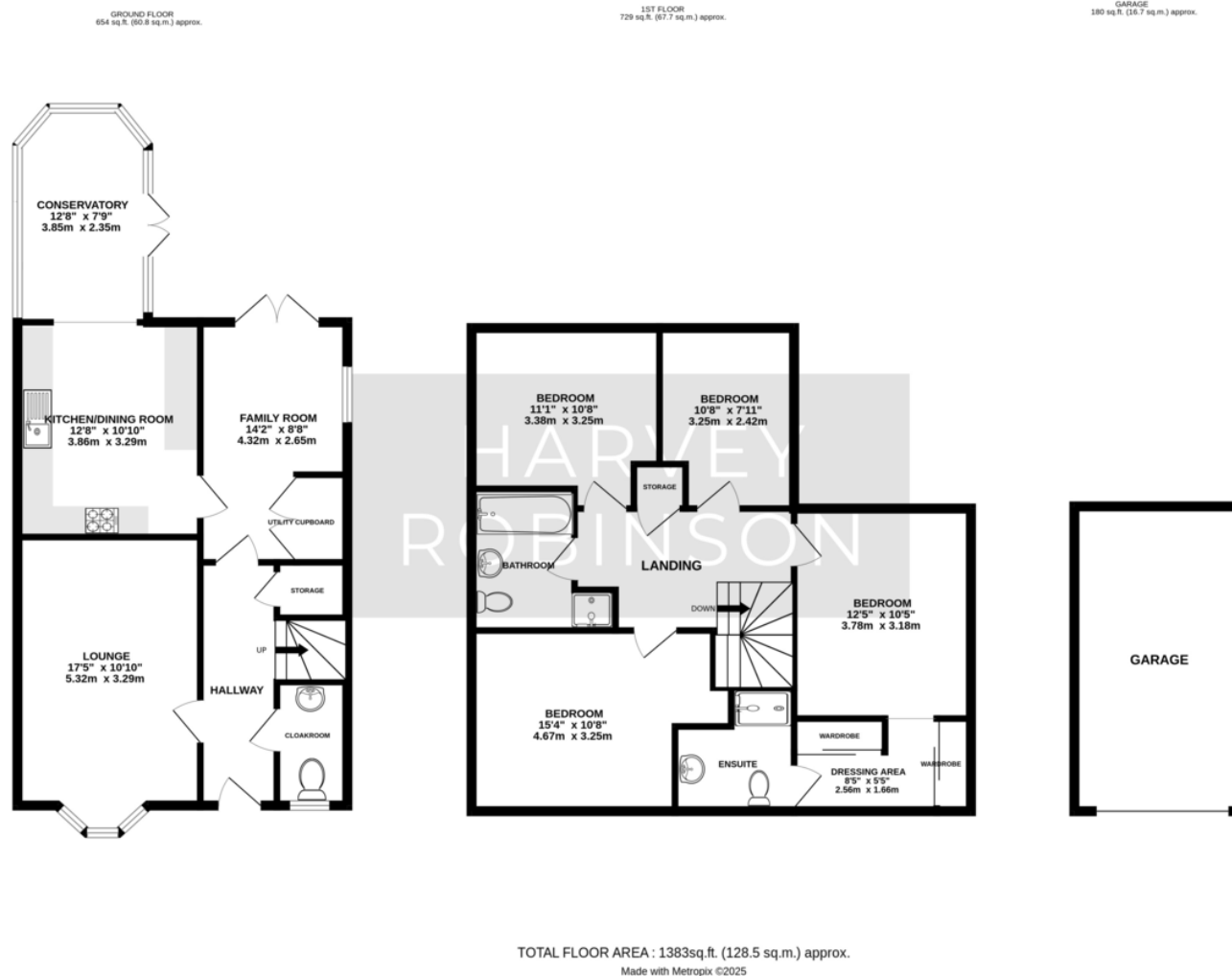


FAQs

Property Tenure: Freehold
 Property Built: 2015
 Council Tax Band: E
 EPC Rating: C
 Rear Garden Aspect: South
 Water Meter: Yes
 Loft : Boarded with ladder and light
 EV Charger included
 Double plug socket outside
 Outside tap and light in carport
 Power and light in garage
 Lower School: St Andrew's East
 Secondary School: Edward Peake / Stratton
 Postcode for SatNav: SG18 8GA
 What3Words Location: ///new s.impulsive.pianists



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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