



HARVEY ROBINSON

Guide Price

£425,000

Derwent Avenue

Biggleswade, SG18 8LZ

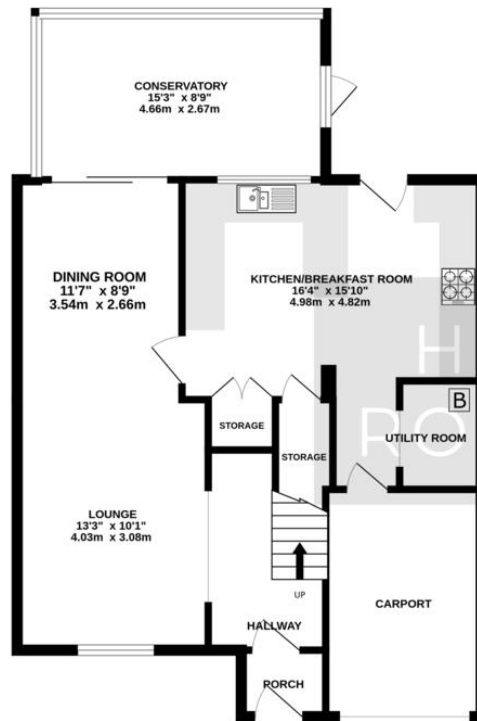
PROPERTY SUMMARY

We are delighted to offer for sale this well presented extended and improved four bedroom semi-detached family home found tucked at the bottom of a cul-de-sac within this highly regarded location of Biggleswade. Offering spacious accommodation throughout the property in brief consists of an entrance hall, a large 24ft lounge/dining room, a kitchen/breakfast room, utility room and a conservatory completing the downstairs living space. Upstairs, four bedrooms with ensuite facilities to bedroom one, and a family bathroom can be found occupying the first floor. Outside, the property has an enclosed garden to the rear with off road parking and a carport to the front. The property is within easy reach of local amenities, beautiful countryside walks along the nearby River Ivel and main road access North and South via the A1. Biggleswade Town is located within a mile away with various shops, bars and restaurants with further big-brand shopping located at the Retail Park on the outskirts of the town. The mainline train station provides a regular service into London Kings Cross and St Pancras within 40 minutes making it an ideal family home. This property must be viewed to be fully appreciated with viewings arranged by contacting our Biggleswade estate agent offices.

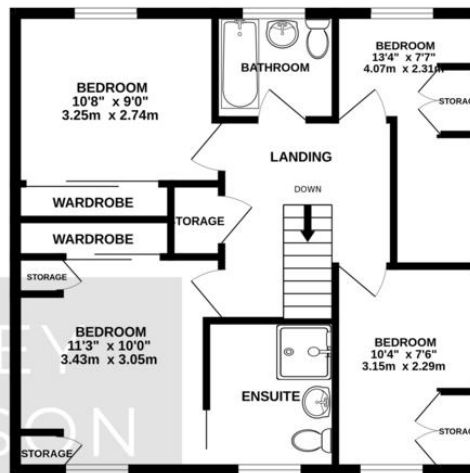




GROUND FLOOR
786 sq.ft. (73.0 sq.m.) approx.



1ST FLOOR
590 sq.ft. (54.8 sq.m.) approx.

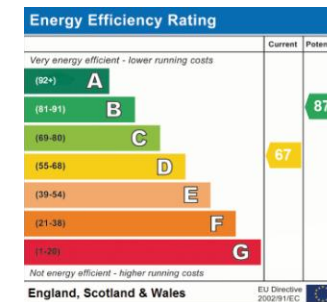


TOTAL FLOOR AREA: 1376 sq.ft. (127.8 sq.m.) approx.
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FAQs

Tenure: Freehold
Council Tax Band: C
Rear Garden Aspect: South
Primary School Catchment: St Andrew's West
Secondary School Catchment: Edward Peake /Stratton
EPC Rating: D
What3Words Location: ///polo.flickers.solving



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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