



HARVEY ROBINSON

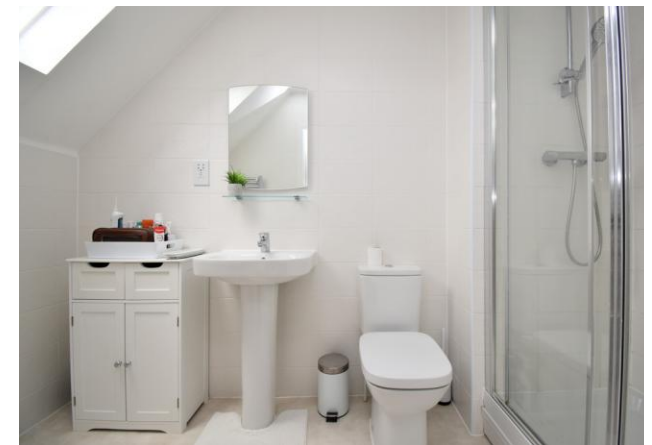
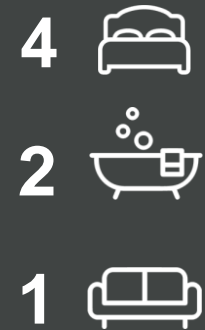
Guide Price

£450,000

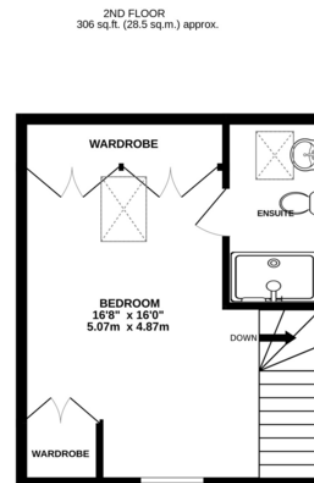
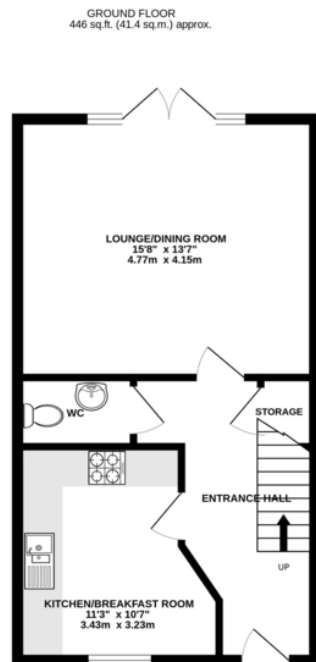
Delius Road

Biggleswade, SG18 8UA

We are delighted to present for sale this beautifully maintained four-bedroom semi-detached family home, ideally located in the ever-popular and highly sought-after Kings Reach development. Built by Taylor Wimpey in 2019, this spacious property is arranged over three well-designed floors. The ground floor comprises a welcoming entrance hall, a convenient cloakroom, a stylish kitchen/breakfast room, and a generous lounge/dining area with views of the rear garden. The first floor offers three well-proportioned bedrooms and a modern family bathroom. Occupying the entire second floor, the expansive master bedroom boasts built-in wardrobes and a private ensuite, providing the perfect retreat. Externally, the home features a beautifully landscaped rear garden, mainly laid to lawn, ideal for families and entertaining. Two allocated parking spaces are conveniently located to the side of the property. This exceptional home combines modern living with a prime location-an opportunity not to be missed. Perfectly suited for family living, the home is just a short walk from Central Square, which offers a range of local amenities including a convenience store, a family-run café, takeaway outlets, a barber shop, and primary schooling. Biggleswade Town Centre is just over a mile away, offering a variety of shops, bars, and restaurants, while further retail options-including big-name brands-can be found at the Retail Park on the outskirts of town. For commuters, Biggleswade mainline train station provides direct services into London Kings Cross and St Pancras in under 40 minutes, making this an ideal location for those working in the city.



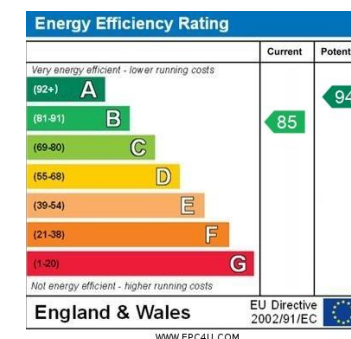




TOTAL FLOOR AREA : 1208 sq.ft. (112.2 sq.m.) approx.  
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## FAQs

Tenure: Freehold  
Property Built: 2019  
Council Tax Band: D  
EPC Rating: B  
Rear Garden Aspect: West  
Primary School Catchment: St Andrews East  
Secondary School Catchment: Edward Peake / Stratton  
What3words Location : [///luxury.starfish.rift](https://www.what3words.com/#!/luxury.starfish.rift)  
Postcode for SatNav: SG18 8UD



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

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