



HARVEY ROBINSON

Guide Price

£280,000

Laburnham Road

Biggleswade, SG18 0NX

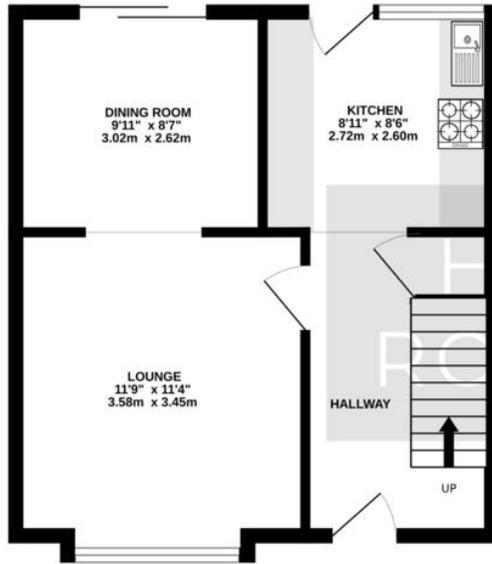
We are pleased to offer for sale this three-bedroom semi-detached family home, ideally located within walking distance of Biggleswade town centre and the mainline train station, which provides direct services to London Kings Cross and St Pancras in under an hour. The property offers well-proportioned living space throughout. The ground floor includes an entrance hall, a lounge with an archway through to the dining room, and a fitted kitchen. Upstairs, there are three bedrooms, a bathroom, and a separate WC. Outside, the rear garden is enclosed and features a paved patio area and a brick-built storage shed. The front garden is mainly laid to gravel with a central pathway leading to the front door. This home is situated close to a range of everyday amenities, including convenience stores, takeaway outlets, and both primary and secondary schools. Nearby parks and green spaces provide opportunities for outdoor activities. Biggleswade town centre is a short distance away and offers a selection of independent shops, cafes, bars, and restaurants. For larger shopping needs, the A1 Retail Park is nearby and includes a variety of national retailers. The property is well suited for those commuting to London, with the mainline station offering services to the capital in approximately 40 minutes. With good local facilities, strong transport links, and a well-established community, this property provides a practical and convenient option for family living. Viewings are available through our Biggleswade office.

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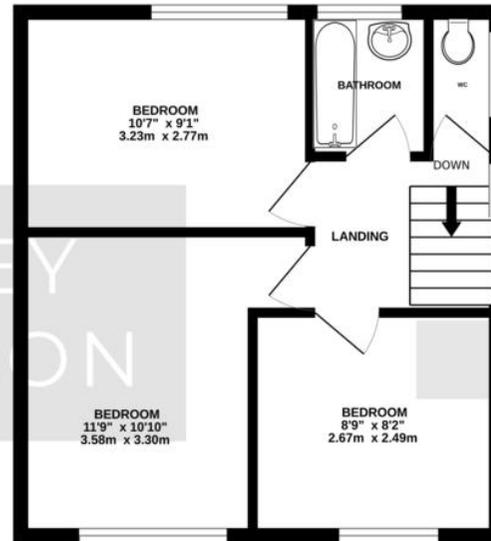




GROUND FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



1ST FLOOR  
377 sq.ft. (35.0 sq.m.) approx.



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TOTAL FLOOR AREA: 759 sq.ft. (70.5 sq.m.) approx.  
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## FAQs

Property Tenure: Freehold  
Property Built: 1940/50's  
Council Tax Band: C  
Rear Garden Aspect: East  
Water Meter: Yes  
EPC Rating: TBC  
Loft: Part Boarded, with Loft Ladder  
Primary School Catchment: St Andrews East  
Secondary School Catchment: Edward Peake  
What3Words Location: [///whisker.racks.dusted](https://www.what3words.com/whisker.racks.dusted)  
Postcode for SatNav: SG18 0NX

## EPC AWAITED

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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### OFFICE ADDRESS

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### CONTACT

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