



HARVEY ROBINSON

Guide Price

£340,000

Hazel Walk

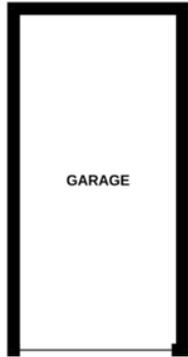
Biggleswade, SG18 0HQ

We are pleased to offer for sale this well-presented three-bedroom end-of-terrace home, located within walking distance of Biggleswade town centre and the mainline train station. The ground floor includes an entrance hall, cloakroom, lounge, open-plan kitchen/dining room and a separate utility room. Upstairs, there are three generously sized bedrooms and a modern family bathroom. Outside, the home enjoys a generous enclosed south-facing rear garden with a patio area leading to a lawn. There is side access to a well-kept front garden, and a garage is located en-bloc.

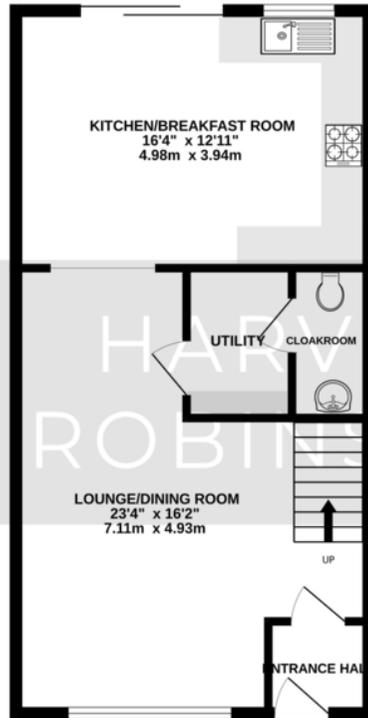




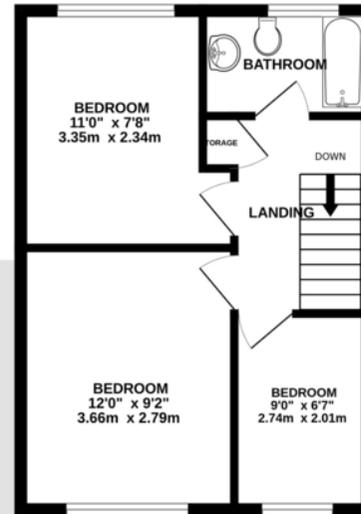
GARAGE  
124 sq.ft. (11.5 sq.m.) approx.



GROUND FLOOR  
532 sq.ft. (49.4 sq.m.) approx.



1ST FLOOR  
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 1027 sq.ft. (95.5 sq.m.) approx.  
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## FAQs

Property Tenure: Freehold  
Property Built: 1976-1982  
Council Tax Band: C  
Rear Garden Aspect: South  
Water Meter: Yes  
EPC Rating: D  
Primary School Catchment: St Andrews / Biggleswade Academy  
Secondary School Catchment: Edward Peake / Stratton  
What3Words Location: [///group.yawned.among](https://www.what3words.com/#!/group.yawned.among)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

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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