

Tavener Drive, Biggleswade - SG18 8GZ

Guide Price £375,000 - £390,000

HARVEY ROBINSON

- THREE BEDROOM TOWN HOUSE
- SPACIOUS ACCOMMODATION ARRANGED OVER THREE FLOORS
- PRINCIPAL BEDROOM WITH EN-SUITE AND DRESSING AREA
- SECOND BEDROOM WITH EN-SUITE
- MODERN KITCHEN/BREAKFAST ROOM WITH INTEGRATED APPLIANCES
- GENEROUS LOUNGE WITH FRENCH DOORS TO GARDEN
- ENCLOSED REAR GARDEN
- SINGLE GARAGE AND TWO ALLOCATED PARKING SPACES
- POPULAR KINGS REACH DEVELOPMENT WITH AMENITIES CLOSE BY
- WALKING DISTANCE TO BIGGLESWADE TOWN CENTRE AND MAINLINE STATION

LOCATION AND AMENITIES

Situated on the popular Kings Reach development, the property is conveniently positioned within walking distance of local shops, a lower school, Biggleswade town centre and the mainline railway station.

The property is also just a short walk from Central Square, providing easy access to the main amenities within Kings Reach. These include a convenience store, primary school, community centre and café, together with play parks and open green spaces, making this a particularly appealing location for families.

Biggleswade town centre is just over a mile away and offers a good range of shops, supermarkets, bars and restaurants. The nearby A1 Retail Park provides a further range of larger stores, including Marks & Spencer, Next and Boots.

For commuters, Biggleswade railway station provides direct services to London King's Cross and St Pancras in under 40 minutes, while the A1 provides convenient road links both north and south.



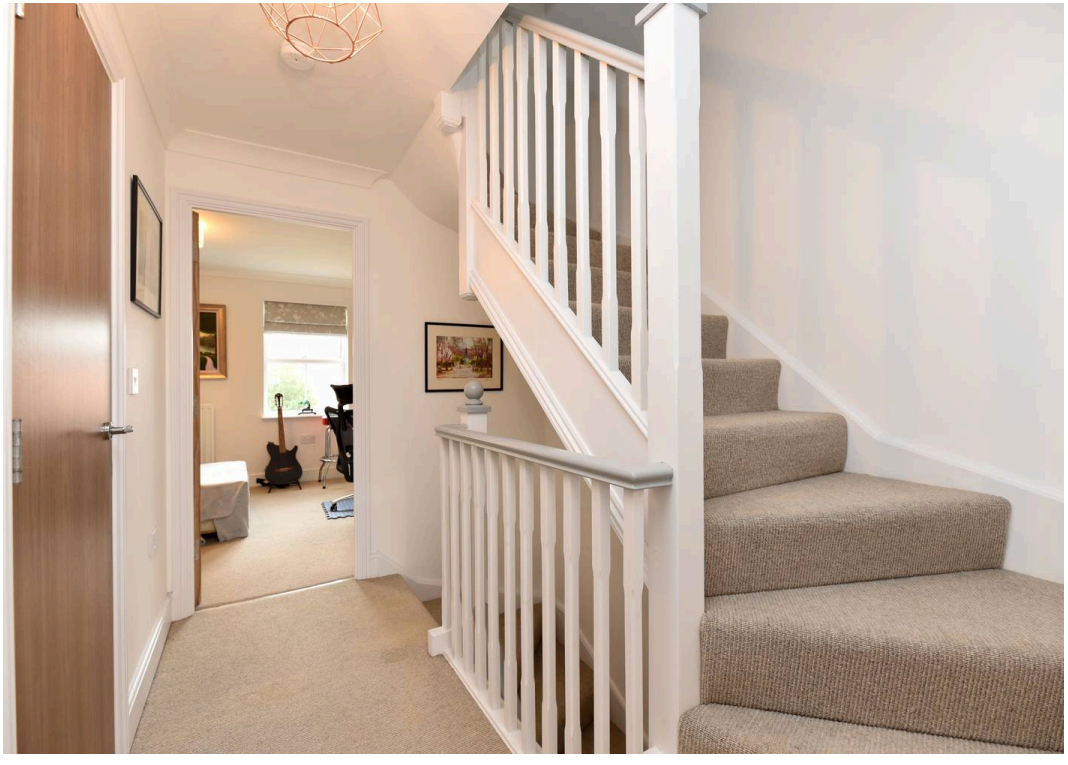












A well-presented three-bedroom town house offering spacious and versatile accommodation arranged over three floors, with two en-suite bedrooms, a modern kitchen, enclosed rear garden, garage and two allocated parking spaces.

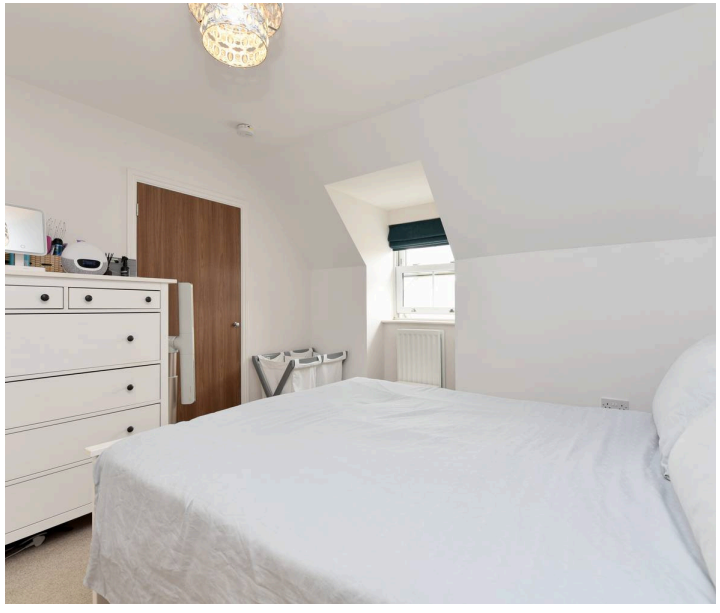
The ground floor provides a welcoming entrance hall with access to the cloakroom, kitchen/breakfast room and the lounge. The kitchen is fitted with a range of wall and base units, integrated appliances and space for a dining table, while the lounge is a particularly good-sized reception room with French doors opening directly onto the rear garden. Useful understairs storage completes the ground floor.

The first floor provides two bedrooms, including an impressive double bedroom with fitted wardrobes and its own en-suite shower room. A further bedroom and the family bathroom are also located on this floor, providing excellent flexibility for family or guest accommodation.
The entire second floor is dedicated to the main bedroom suite. This is a generous room with dual-aspect windows, a useful dressing area with a large bank of fitted wardrobes and a further storage cupboard. The room also benefits from its own en-suite shower room.
Outside, the rear garden is fully enclosed and features a paved patio, lawn and planted borders, together with a timber shed and outside tap. To the front, there is a paved pathway with planted borders.

The property further benefits from a single garage and two allocated parking spaces, providing excellent off-road parking.



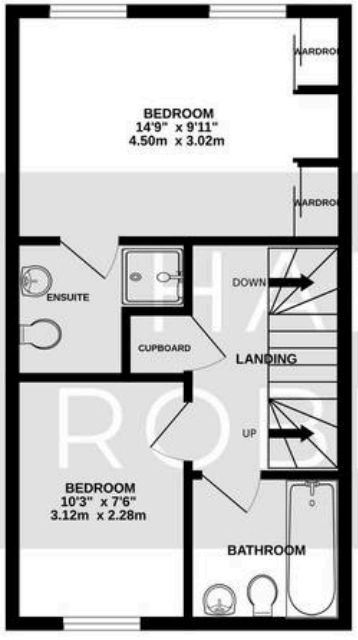




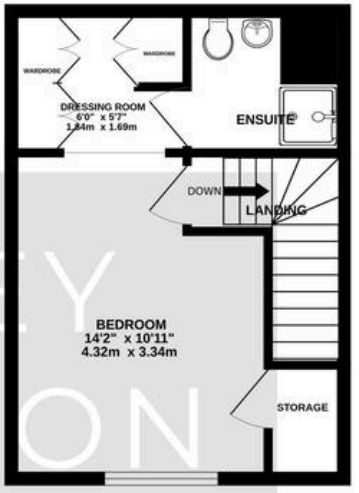
GROUND FLOOR
370 sq.ft. (34.4 sq.m.) approx.



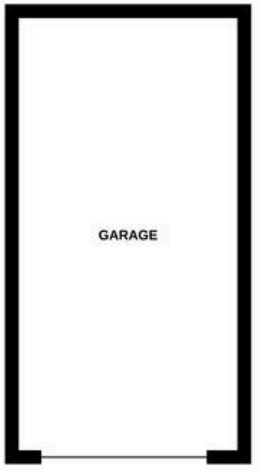
FIRST FLOOR
370 sq.ft. (34.4 sq.m.) approx.



SECOND FLOOR
276 sq.ft. (25.7 sq.m.) approx.



GARAGE
189 sq.ft. (17.5 sq.m.) approx.



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TOTAL FLOOR AREA : 1206 sq.ft. (112.0 sq.m.) approx.

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FAQ'S
Property Tenure: Freehold
Garage Tenure: Leasehold
Council Tax Band: D
Garden facing: East
Water Meter: Yes
Boiler Installed: 2015
Boiler serviced: Sep 2026
Primary School Catchment: St Andrews East
Secondary School Catchment: Edward Peake / Stratton
EPC Rating: C
What3Words Location: ///trip.picture.dorms

SERVICES
Heating: Gas Central Heating
Electricity: Mains
Water: Mains
Sewage: Mains
Broadband: FTTP (Fibre to the Premises)

TRAVEL
Distance to A1: 1.9 miles
Biggleswade Railway Station: 2.3 miles
Cambridge: 21.0 miles
Bedford: 13.1 miles
Milton Keynes: 29.1 miles
London: 46.4 miles