



HARVEY ROBINSON

Guide Price

£390,000

19 Novello Drive

Biggleswade, SG18 8UR



We are delighted to offer for sale this beautifully presented spacious three bedroom semi-detached family townhouse located on the ever popular and highly sought-after Kings Reach development in Biggleswade. Constructed by Taylor Wimpey in 2016 to the Ashton G design, the property in brief comprises of an entrance hall, cloakroom, a kitchen/breakfast room with integrated appliances including a fridge/freezer, dishwasher and water softener, and a good size lounge/dining room, to the ground floor with UPVC French-style doors opening onto the rear garden. Two bedrooms and the family bathroom can be found on the first floor along with a lobby which leads up to the spacious second floor main bedroom with its own ensuite facilities. The property benefits from air conditioning in the lounge / dining room and bedroom two. Outside, the property has an enclosed landscaped rear garden with access to the single garage with parking for 2 vehicles in front, as well as an EV charging point. Located within walking distance from Central Square with amenities to include a local convenience store, popular café, primary schooling, a community centre and play parks, this property would make for an ideal family home. Biggleswade Town centre is located just over 1 mile away with various shops, bars and restaurants to choose from with further big branded shopping located at the Retail Park on the outskirts of the town. The mainline train station provides access into London Kings Cross and St Pancras within 40 minutes making it ideal for the commuter. Viewings can be arranged by contacting our Biggleswade estate agent offices.



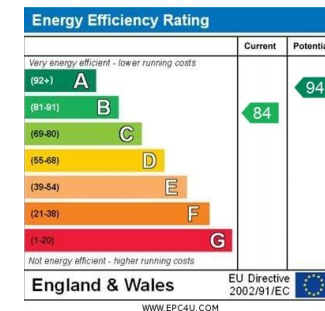
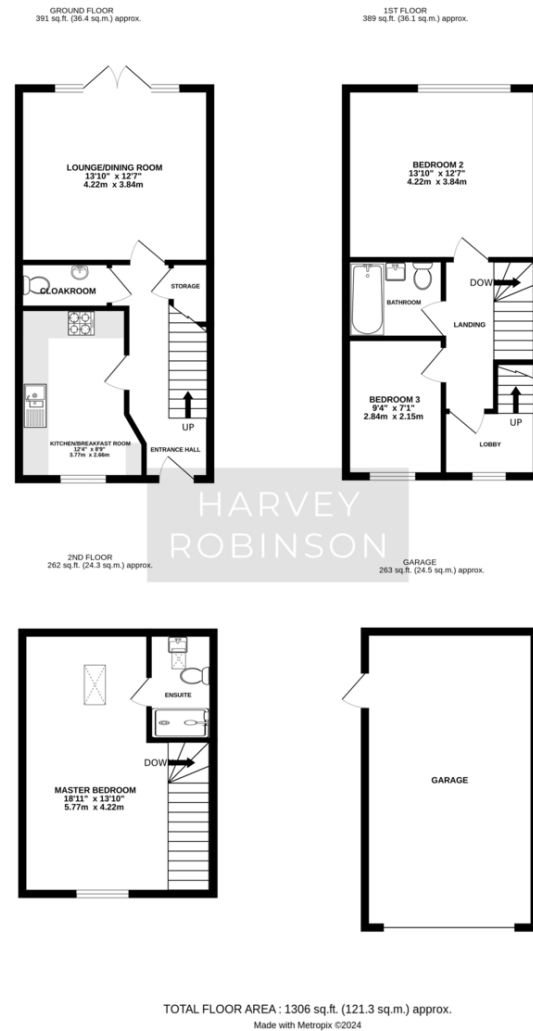




## FAQs

Property Tenure: Freehold  
 Property Built: 2016  
 Council Tax Band: D  
 EPC Rating: B  
 Rear Garden Aspect: South East  
 Lower School Catchment: St Andrews East  
 Middle School Catchment: Edward Peake  
 Upper School Catchment: Stratton  
 What3Words Location: ///vocally.wiggly.tangling

NB. This property is not subject to any management estate charges



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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