



HARVEY ROBINSON

Guide Price

£380,000

Chew Meadow

Biggleswade, SG18 0RG

We are pleased to offer for sale this well presented three-bedroom semi-detached family home within the highly sought-after St Andrews development in Biggleswade. Built in 2019 by Bellway Homes, the spacious accommodation in brief consists of an entrance hall, cloakroom, fully integrated kitchen/dining room and a lounge to the ground floor. UPVC French-style doors lead out to the garden from both the lounge and kitchen/dining room. Three good size bedrooms with an ensuite to the master bedroom as well as a family bathroom can be found occupying the first floor. Outside, the property has a landscaped garden to the rear primarily laid to lawn, with a patio area perfect for outside dining. Off-road parking for two cars is located on the driveway to the side. This modern and well-located property would make for an ideal family home with schooling - both Primary and Secondary - located nearby as well as local amenities a short distance away. Biggleswade Town is located just over 1 mile away with various shops, bars and restaurants with further brand 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.

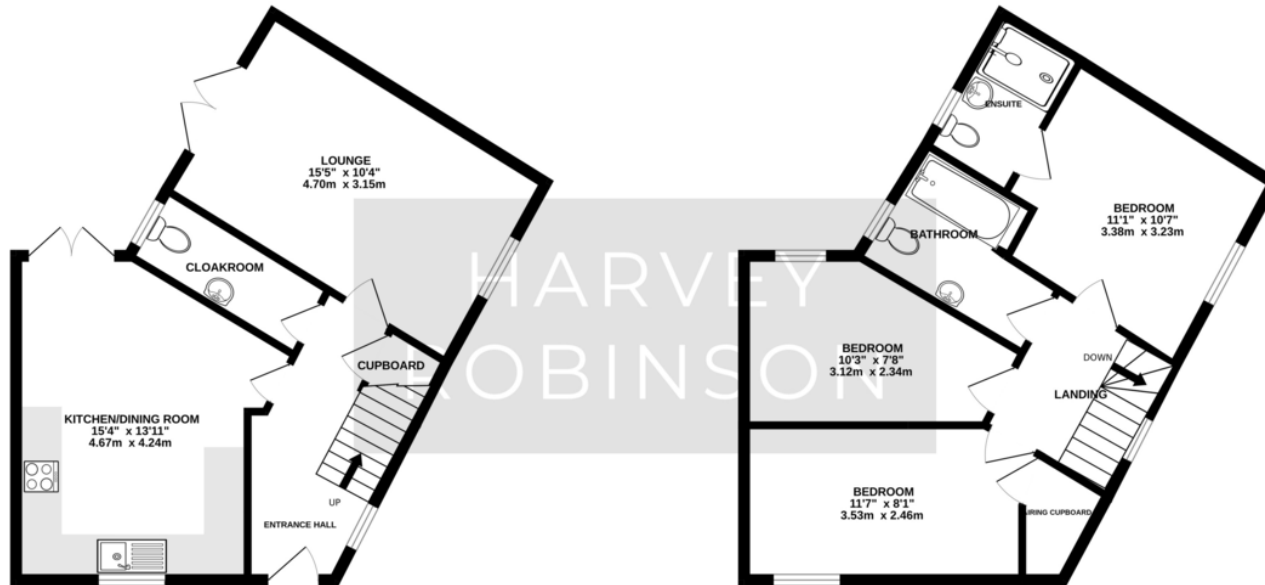
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GROUND FLOOR
467 sq.ft. (43.4 sq.m.) approx.

1ST FLOOR
468 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 935 sq.ft. (86.9 sq.m.) approx.
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FAQs

Property Tenure: Freehold
 Property Built: 2019
 Boiler Installed: 2019
 Rear Garden Aspect: West
 Loft Boarded: Partly with ladder
 Council Tax Band: D
 Lower School Catchment: St Andrews East
 Middle School Catchment: Edward Peake
 Upper School Catchment: Stratton
 Potential rental income: £1550 pcm
 Annual Estate Maintenance Charge: Circa £300.00 p/a
 What3words Location: [//outnumber.succumbs.shape](https://outnumber.succumbs.shape)
 Energy Efficiency Rating: B
 Vendors onward movements: CHAIN FREE

Energy Efficiency Rating		
	Current	Potential
Vary energy efficient - lower running costs		
(92+)	A	95
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

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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