



HARVEY ROBINSON

Guide Price

£385,000

18 Arnold Rise

Biggleswade, SG18 8UF

We are delighted to offer for sale this beautifully presented three bedroom semi-detached family home located within the hugely popular and highly sought-after Kings Reach development in Biggleswade. Constructed in 2016 by Taylor Wimpey to 'The Gosford' design, the property is in fantastic condition throughout and in brief consists of an entrance hall, a cloakroom, a good size lounge with beautiful wood flooring throughout and a spacious kitchen/dining room with upgraded UPVC French-style doors opening to the rear garden to the ground floor. Three bedrooms, with ensuite facilities to bedroom one, and a family bathroom can be found occupying the first floor. Outside, the property has an enclosed south facing rear garden primarily laid to lawn, and an oversized garage with parking in front for two vehicles. Located a very short distance from Central Square with amenities to include a local convenience store, a café and takeaway outlets, primary schooling, a community centre and with play parks also nearby, this property would make 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 brand shopping located at the Retail Park on the outskirts of the town. The mainline train station located less than 1 mile away and within walking distance provides access into London Kings Cross and St Pancras within 40 minutes making it ideal for the commuter too. Viewings can be arranged by contacting our Biggleswade estate agent offices.

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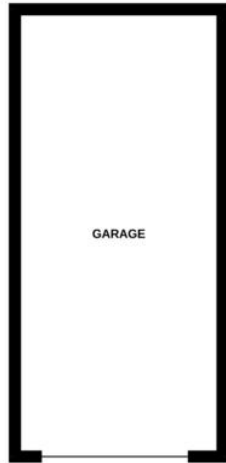




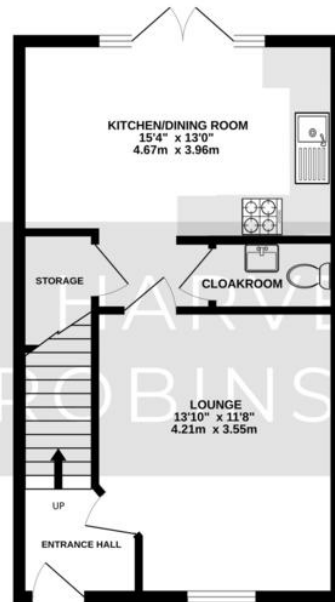
FAQs

Property Tenure: Freehold
 Property Constructed: 2016
 Builder: Taylor Wimpey - 'Gosford' design
 Council Tax Band: D
 Rear Garden Aspect: South
 Postcode for SatNav: SG18 8UF
 What3Words Location:
 ///tingled.pacemaker.aimless
 EPC Rating: B
 Agents note: Loft is mostly boarded, with ladder and light.

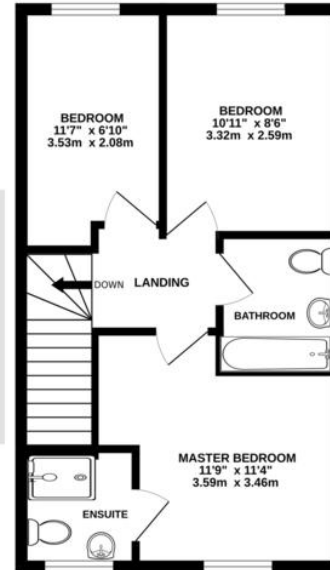
GARAGE
216 sq.ft. (20.1 sq.m.) approx.



GROUND FLOOR
409 sq.ft. (38.0 sq.m.) approx.



1ST FLOOR
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 1040 sq.ft. (96.6 sq.m.) approx.
 Made with Metropro ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		95
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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

HARVEY ROBINSON

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