



HARVEY ROBINSON

Guide Price

£400,000

Tavener Drive

Biggleswade, SG18 8GZ

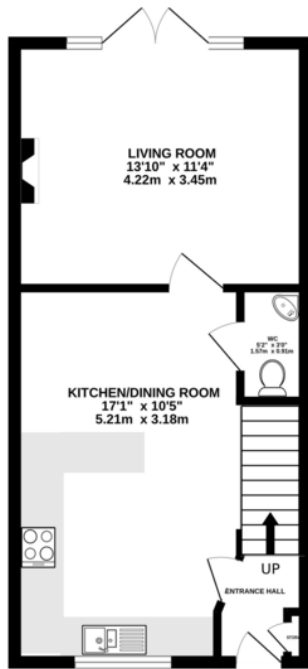
We are delighted to offer for sale this well-presented three bedroom semi-detached townhouse located on the ever popular and sought after King's Reach development in Biggleswade. The accommodation in brief consists of an entrance hall, cloakroom, a spacious kitchen/dining room with integrated appliances and a good size lounge to the ground floor. Bedrooms two and three along with a family bathroom can be found on the first floor with the spacious main bedroom and ensuite facilities found occupying the second floor. Outside, the property has a generous sized rear garden with artificial grass and a decking area perfect for outside dining and entertaining. Side access leads to two allocated off road car parking spaces and two shared visitor spaces. Located a short distance from Central Square with amenities to include a local convenience store, primary schooling, a community centre and play parks this property would make for an ideal family home. Biggleswade Town 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 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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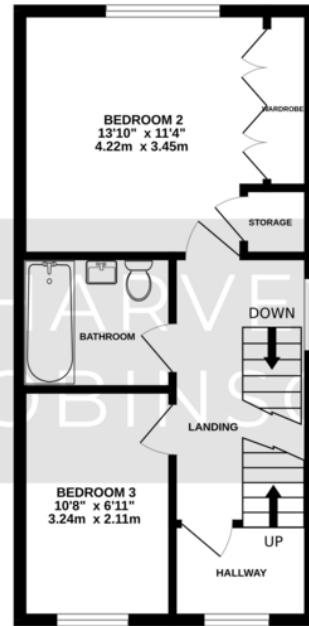




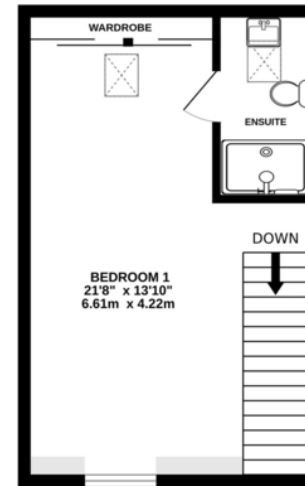
GROUND FLOOR
381 sq.ft. (35.4 sq.m.) approx.



1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.



2ND FLOOR
291 sq.ft. (27.0 sq.m.) approx.



TOTAL FLOOR AREA : 1049 sq.ft. (97.5 sq.m.) approx.
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FAQs

Property Tenure: Freehold
 Property Built: 2019
 Council Tax Band: D
 Rear Garden Aspect: South Westerly
 Lower School Catchment: St Andrews East
 Middle School Catchment: Edward Peake
 Upper School Catchment: Stratton
 Postcode for SatNav: SG18 8GZ
 What3Words Location: ///tiger.forgets.hardback
 Potential rental income: £1600 pcm
 EPC Rating: B
 Management Charge: Circa £148.00 per annum

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		95
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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

HARVEY ROBINSON

OFFICE ADDRESS

5 Purcell Place, Sullivan Court,
 Biggleswade, Bedfordshire,
 SG18 8SX

CONTACT

01767 660770
 biggleswade@harveyrobinson.co.uk
 www.harveyrobinson.co.uk