



HARVEY ROBINSON

Guide Price

£600,000

7 Ouse Way

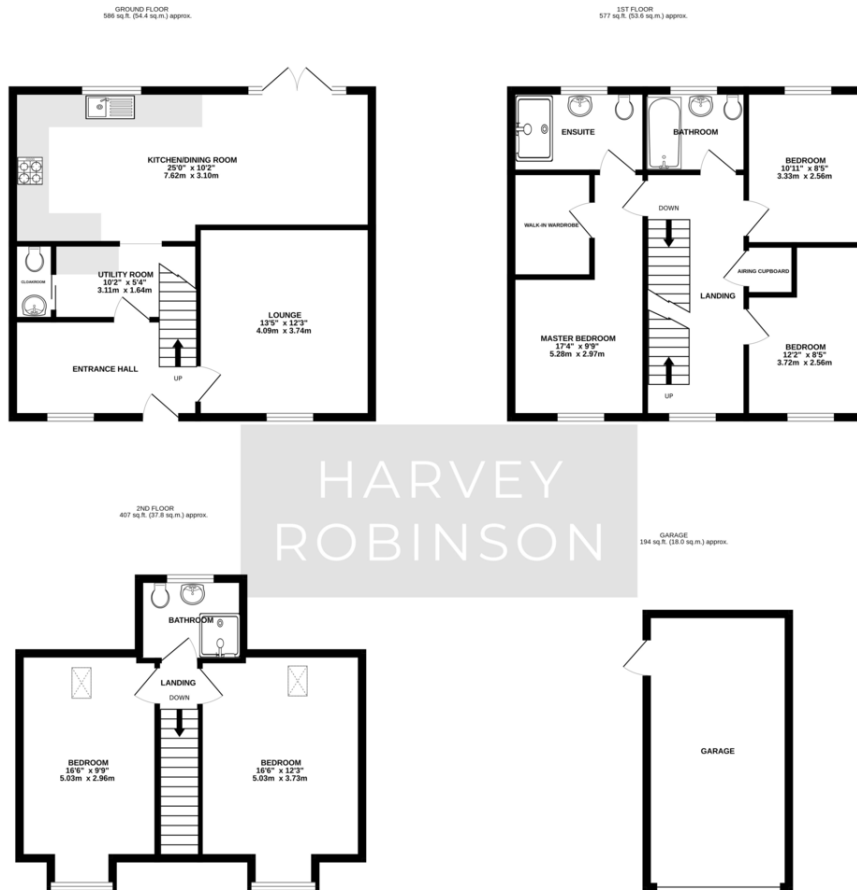
Biggleswade, SG18 8PZ

We are delighted to offer for sale this well-presented five bedroom detached house, situated on the edge of the popular and highly sought after King's Reach development in Biggleswade. Built in 2017 to 'The Wilton' design by Taylor Wimpey and with improvements made to the layout, the accommodation in brief comprises of an enlarged entrance hall, a cloakroom, a spacious lounge, a utility room, and a large 25ft kitchen/dining room completing the ground floor living space. Three double bedrooms with ensuite facilities and a walk-in dressing room to bedroom one, and a family bathroom are located on the first floor, with two further large double bedrooms and a shower room found on the second floor. The property has a generous size landscaped rear garden primarily laid to lawn with patio areas - perfect for outside dining and entertaining, and side access to a single garage, with mains power and lighting, and a driveway for two cars, complete with an EV charging point. Perfect for a family, the property is located close to local amenities in Central Square to include a convenience store, a family-owned café and takeaway outlets, a barber shop and primary schooling. 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 this property ideal for the commuter too. Viewings can be arranged by contacting our Biggleswade estate agent offices.

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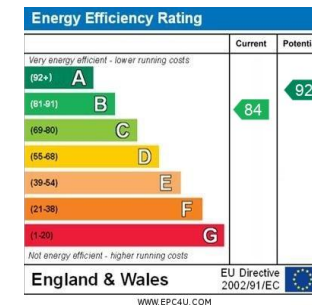






## FAQs

Tenure: Freehold  
 Property Built: 2017  
 Council Tax Band: F  
 EPC Rating: B  
 Rear Garden Aspect: South  
 Lower School Catchment: St Andrews East  
 Middle School Catchment: Edward Peake  
 Upper School Catchment: Stratton  
 What3words Location:  
 ///surnames.spellings.cubes  
 Postcode for SatNav: SG18 8PZ



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