



HARVEY ROBINSON

Guide Price

£390,000

Lynton Edge

Biggleswade, SG18 8YJ

We are delighted to offer for sale with no onward chain this beautifully presented three bedroom end of terrace townhouse, located on the outskirts of the hugely popular and highly sought after Kings Reach development. The well proportioned spacious accommodation in brief consists of an entrance hall, cloakroom, modern open plan kitchen/dining room packed with integrated appliances to include a fridge/freezer, washing machine and dishwasher. A spacious lounge completes the ground floor living space with French-style doors opening on to the rear garden. Occupying the first floor are two double bedrooms and an immaculate family bathroom. The main bedroom can be found on the top floor boasting vaulted ceilings, an ensuite and fitted wardrobes. Outside, the property has a good size, enclosed rear garden primarily laid to lawn with a paved patio area and a shed. To the front of the property is a driveway for two cars with an electric car charging point. Perfect for a family or first time buyer, this lovely home is located close to local amenities to include a convenience store, nursery and primary schooling, community centre, takeaways and a popular coffee shop. Biggleswade Town is located just over 1 mile away with various shops, bars and restaurants to choose from with further excellent branded shopping located at the A1 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.

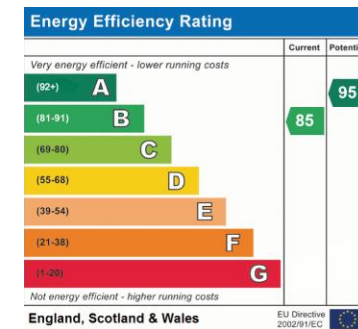
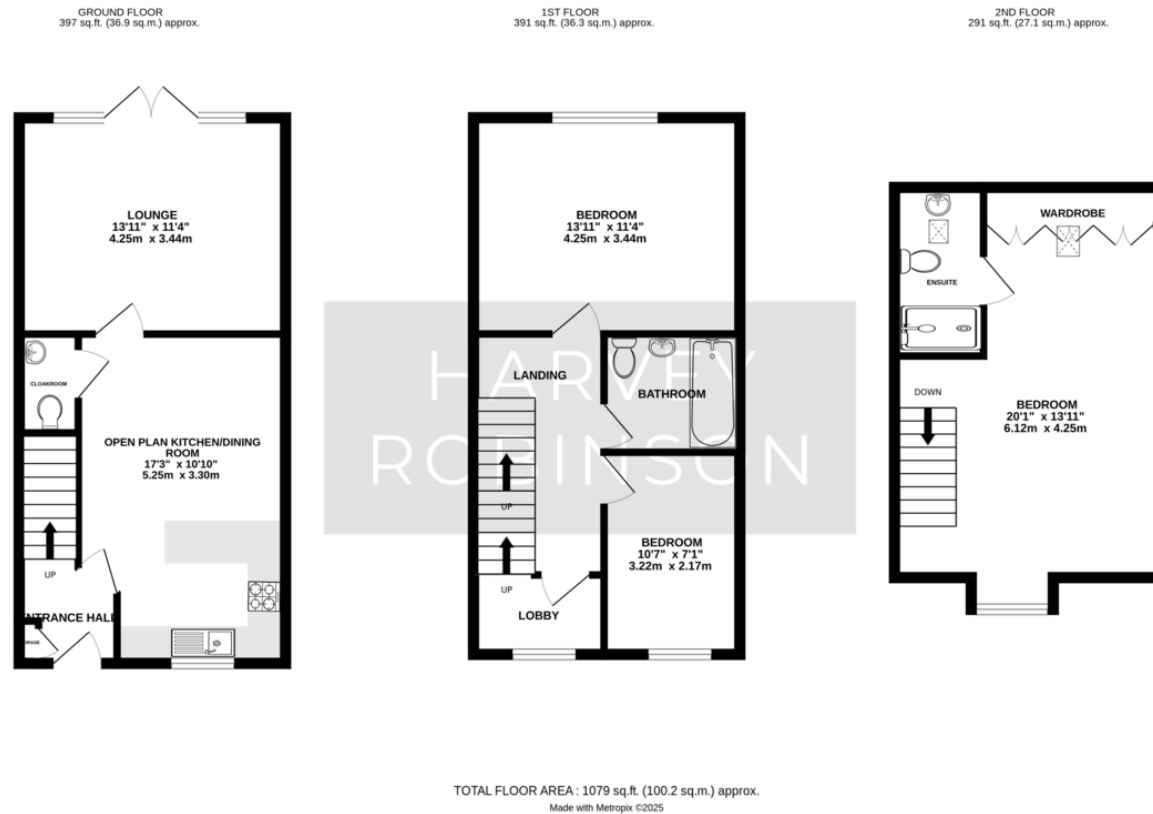
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FAQs

Tenure: Freehold
 Property Built: 2021
 Council Tax Band: D
 Rear Garden Aspect: West
 Water Meter: Yes
 Boiler Installed: 2021
 Lower School Catchment: St Andrews East
 Middle School Catchment: Edward Peake
 Upper School Catchment: Stratton
 Postcode for SatNav: SG18 8YJ
 What3words Location: ///sleepless.directive.stitching
 EPC Rating: B



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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