



HARVEY ROBINSON

Guide Price

£325,000

Holbrook Grove

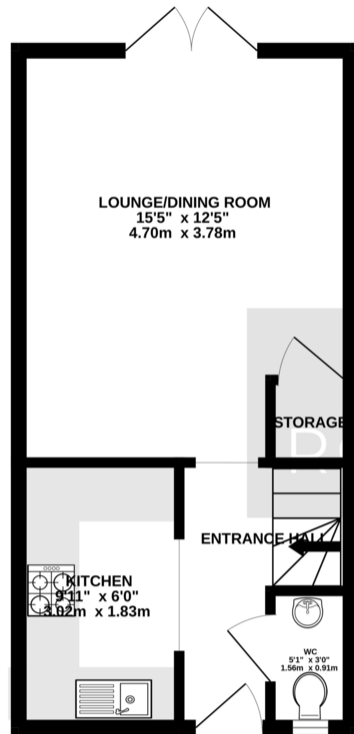
Biggleswade, SG18 8UG

We are delighted to offer for sale this beautifully presented two double bedroom home located on the popular Kings Reach development in Biggleswade. Built in 2016, the property in brief comprises of an entrance hall, cloakroom, kitchen and a spacious lounge/dining room, with French doors leading out to the rear garden. Two double bedrooms, an ensuite, and a bathroom can be found located on the first floor. Outside, the property has a landscaped south-facing rear garden, with a patio area, lawn and decking. A side gate leads to two allocated off road car parking spaces. Located within walking distance from Central Square with amenities to include a local convenience store, a popular café, and takeaway outlets as well as primary schooling, a community centre and play parks nearby this property would make for an ideal home for the first time buyer or investment buyer alike. Biggleswade Town is located just over 1 mile away with various shops, bars and restaurants to choose from with further brand 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 it ideal for the commuter. Viewings can be arranged by contacting our Biggleswade estate agent offices.

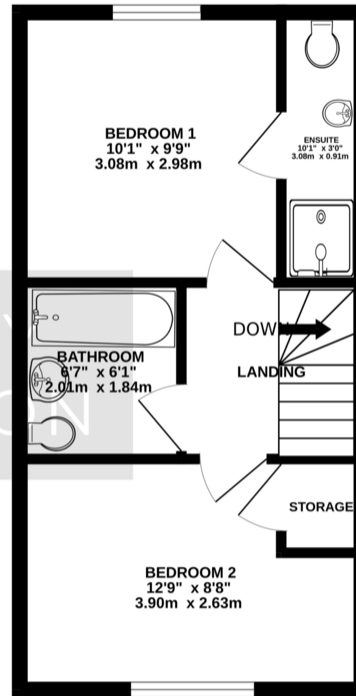




GROUND FLOOR
314 sq.ft. (29.2 sq.m.) approx.



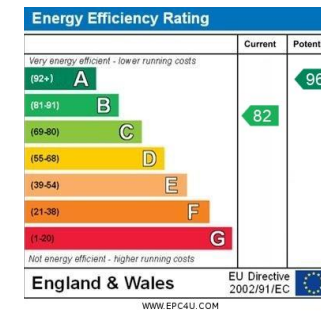
1ST FLOOR
324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA : 638 sq.ft. (59.3 sq.m.) approx.
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FAQs

Tenure: Freehold
Property Built: 2016
Postcode for SatNav: SG18 8UG
Rear Garden Aspect: South
Council Tax Band: C
Lower School Catchment: St Andrews East
Middle School Catchment: Edward Peake
Upper School Catchment: Stratton
What3words: ///parkland.sulk.engine



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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