



HARVEY ROBINSON

Guide Price

£475,000

Rutherford Way

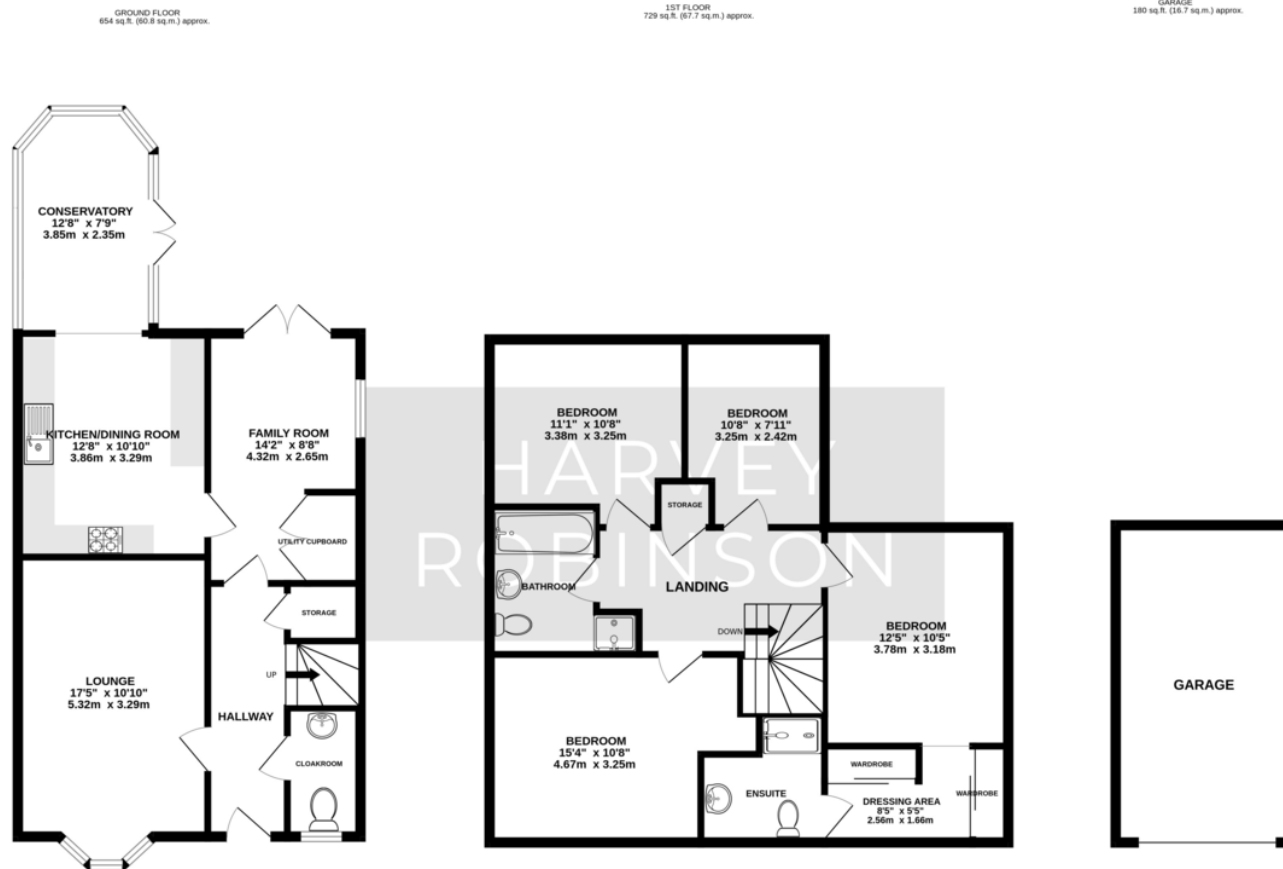
Biggleswade, SG18 8GA

We are delighted to offer for sale this four-bedroom semi-detached family home located within the hugely popular and highly sought-after Kings Reach development. Constructed in 2015 by Taylor Wimpey, the property is offered in beautiful condition throughout and in brief consists of an entrance hall, cloakroom, spacious lounge, playroom / study, a kitchen packed with fully integrated appliances which opens out to the conservatory completing the ground floor living space. The four bedrooms with ensuite facilities and dressing area to the main bedroom, plus a four-piece family bathroom can be found occupying the first floor. Outside, the property has a landscaped enclosed south-facing garden and a single garage with parking for three vehicles. Perfect for a family, this home is located a short distance from Central Square with an array of amenities to include a local convenience store, a family-owned café, primary schooling, a community centre and play parks nearby this property would make for an ideal family home. Biggleswade town centre is located just over 1 mile away with various shops, popular 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 too.

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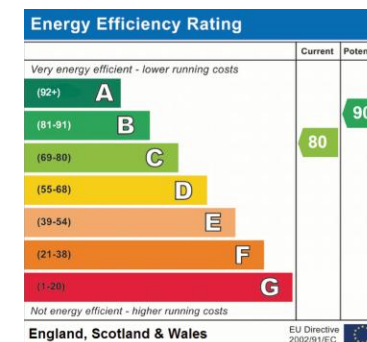




TOTAL FLOOR AREA : 1383sq.ft. (128.5 sq.m.) approx.  
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## FAQs

Property Tenure: Freehold  
 Property Built: 2015  
 Council Tax Band: D  
 EPC Rating: C  
 Rear Garden Aspect: South  
 Water Meter: Yes  
 Lower School Catchment: St Andrews East  
 Middle School Catchment: Edward Peake  
 Upper School Catchment: Stratton  
 Postcode for SatNav: SG18 8GA  
 Water Meter: Yes  
 Loft Boarded: No  
 What3Words Location: ///news.impulsive.pianists



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

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### OFFICE ADDRESS

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### CONTACT

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