



6 Lynton Edge, Biggleswade - SG18 8YJ

Guide Price £390,000



HARVEY
ROBINSON

- SEMI-DETACHED FAMILY HOME
- THREE DOUBLE BEDROOMS
- KITCHEN / DINING ROOM
- CLOAKROOM
- ENSUITE AND FAMILY BATHROOM
- ENCLOSED REAR GARDEN
- DETACHED SINGLE GARAGE
- DRIVEWAY FOR TWO CARS
- WELL PRESENTED THROUGHOUT
- VIEWINGS HIGHLY RECOMMENDED





We are delighted to bring to market this well-presented three-bedroom semi-detached family home, situated within the highly sought-after Kings Reach development.

Constructed in 2021 by Taylor Wimpey, the property offers contemporary living with modern finishes throughout.

The ground floor accommodation comprises a welcoming entrance hall, cloakroom, spacious lounge, and an impressive open-plan kitchen/dining room, ideal for family life and entertaining. To the first floor are three well-proportioned bedrooms, including a main bedroom with ensuite facilities, together with a modern family bathroom.

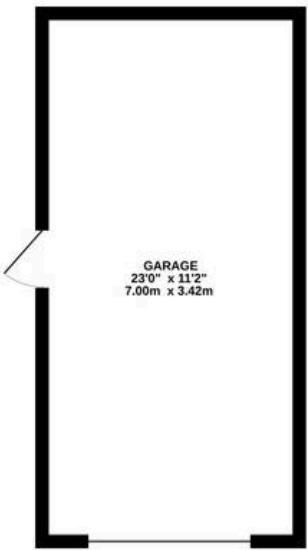
Externally, the property benefits from a beautifully landscaped and enclosed rear garden, a detached single garage, and driveway parking for two vehicles.

LOCATION AND AMENITIES

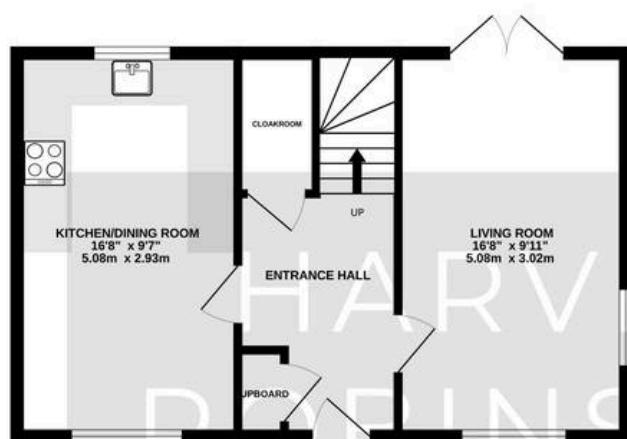
Situated on the popular Kings Reach development, the home is just a short distance from Central Square, which offers a variety of local amenities including a convenience store, independently owned café and takeaway outlets, and other everyday essentials. Families will benefit from nearby primary schooling, a community centre, and several play parks, making it an ideal location for both young and growing households. The development also provides excellent access to transport links, with the mainline train station in Biggleswade offering fast services into London, while the town centre is just over a mile away, providing a wide range of shops, bars, restaurants, and further retail facilities at the local Retail Park. With its convenient location and access to both amenities and commuter routes, this property offers a practical and highly desirable option for modern living.



GARAGE
258 sq.ft. (23.9 sq.m.) approx.



GROUND FLOOR
442 sq.ft. (41.1 sq.m.) approx.



1ST FLOOR
442 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 1142 sq.ft. (106.1 sq.m.) approx.

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FAQ'S

Property Tenure: Freehold
Property Built: 2021
Council Tax Band: D
Rear Garden Aspect: East Facing
Water Meter: Yes
Boiler Installed: 2021
Boiler Last Service: 2025 Maintenance charge: £100 PA
Primary School Catchment: St Andrews East
Secondary School Catchment: Edward Peake / Stratton
What3Words Location: ///slick.hides.pink

SERVICES

Heating: Gas Central Heating
Electricity: Mains
Water: Mains
Sewage: Mains
Broadband: Fibre to Premises

TRAVEL

Distance to A1: 2.3 miles
Distance to Biggleswade Train Station: 2.2 miles
Cambridge: 24.6 miles
Bedford: 13.6 miles
Milton Keynes: 29.7 miles
London: 46.8 miles

