



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.

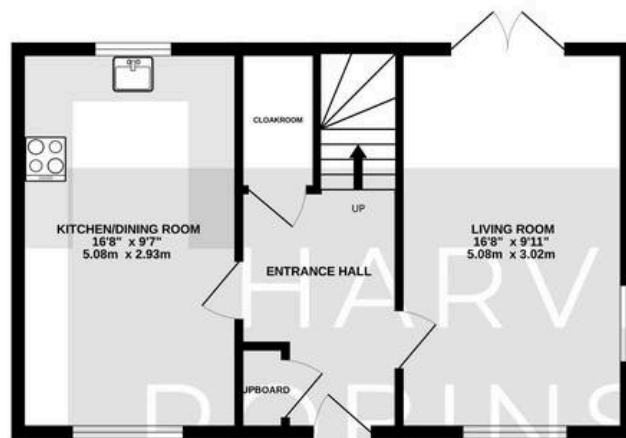




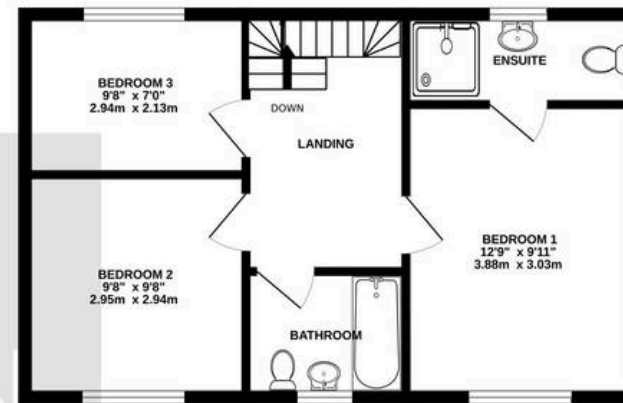
GARAGE  
258 sq.ft. (23.9 sq.m.) approx.



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](https://www.what3words.com/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

