



34 Collings Crescent, Biggleswade - SG18 0PZ

In Excess of £600,000



HARVEY
ROBINSON

- FOUR GOOD SIZE DOUBLE BEDROOMS
- DETACHED FAMILY HOME
- TWO RECEPTION ROOMS
- 21FT KITCHEN / DINING ROOM
- ENSUITE FACILITIES + BATHROOM
- BUILT-IN WARDROBES
- UTILITY ROOM + CLOAKROOM
- ENCLOSED REAR GARDEN
- GARAGE AND PARKING
- EXCLUSIVE SOUGHT-AFTER LOCATION

We are delighted to offer for sale this beautifully presented and immaculate four double bedroom detached family home, occupying a generous corner plot on the exclusive Collings Crescent, within the sought-after St Andrews development in Biggleswade.

Built in 2017, the property has been tastefully upgraded by the current owners, including newly fitted carpets (2023), stylish Scandinavian flooring to the hallway, and ceramic tiling to the kitchen and bathrooms.

The spacious and welcoming entrance hall sets the tone for the quality found throughout. A separate reception room at the front of the home provides versatile space, ideal as a home office or playroom. The large dual-aspect lounge features French-style doors that open onto the beautifully landscaped rear garden, flooding the room with natural light.

At the heart of the home is the impressive 21ft kitchen/dining room, fitted with upgraded AEG appliances and further French-style doors leading outside-perfect for both family life and entertaining. A handy utility room and downstairs cloakroom complete the ground floor accommodation.





Upstairs, the property continues to impress with four generously sized double bedrooms. Three of the rooms benefit from built-in wardrobes, while the principal bedroom boasts its own en-suite shower room. A contemporary four-piece family bathroom completes the first-floor layout. Outside, the rear garden is a true highlight-beautifully landscaped and enclosed by a brick wall, with well-stocked flower beds framing the neatly kept lawn. A large patio provides the perfect spot for al fresco dining, and a further paved area tucked to the rear currently houses a hot tub (available under separate negotiation). To the side, a driveway provides off-road parking for several vehicles with an EV charger and leads to the detached single garage with power, lighting, and eaves storage. To truly appreciate the quality, space, and presentation of this stunning modern family home, viewings are highly recommended and can be arranged by contacting our Biggleswade estate agent offices.

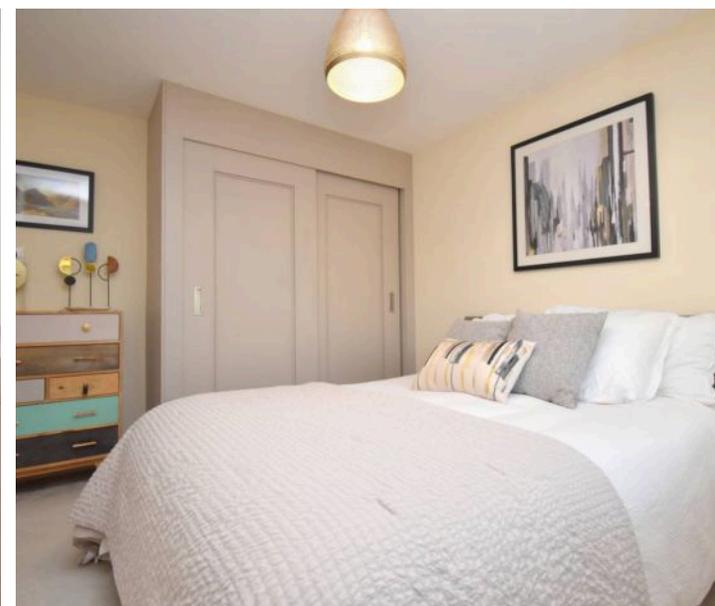
LOCATION AND AMENITIES

Occupying a generous corner plot on arguably one of the most sought-after roads within the St Andrews development, this modern and well-positioned property makes for an ideal family home. With both Primary and Secondary schooling close by, and local amenities within easy reach, the location offers convenience alongside a sense of community. Beautiful countryside walks are right on your doorstep, including scenic routes leading to the nearby RSPB nature reserve and beyond.

Biggleswade Town Centre is just over a mile away, offering a variety of shops, bars, and restaurants, with further big-brand retail options - including Marks & Spencer - available at the nearby A1 Retail Park. The mainline train station provides fast and direct links into London Kings Cross and St Pancras in under 40 minutes, making it a perfect choice for commuters.

Council Tax band: E

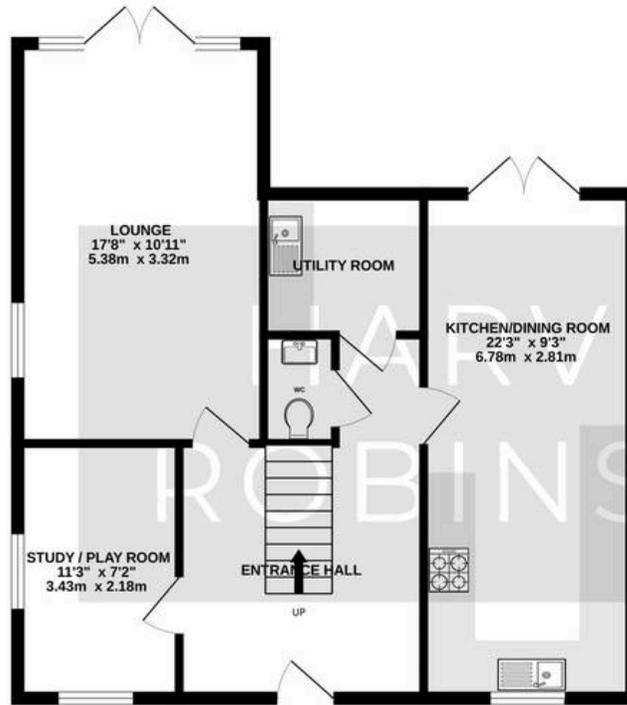
Tenure: Freehold



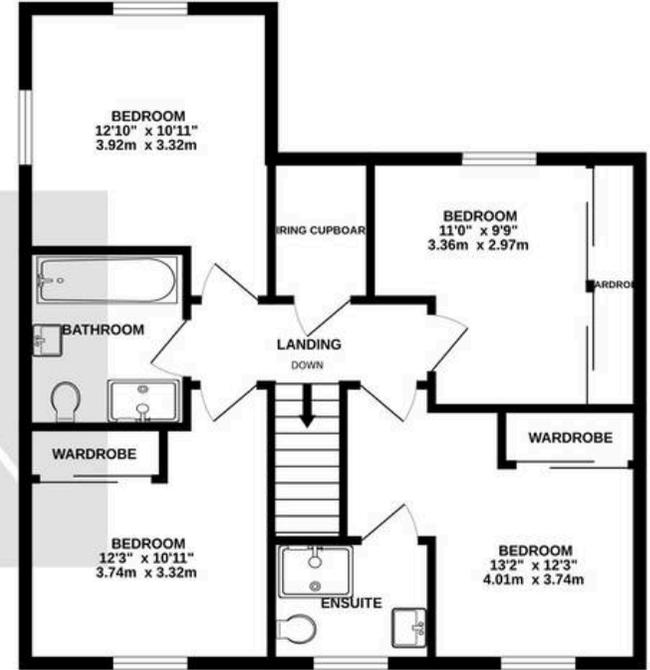
GARAGE
264 sq.ft. (24.5 sq.m.) approx.



GROUND FLOOR
678 sq.ft. (63.0 sq.m.) approx.



1ST FLOOR
678 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA : 1620 sq.ft. (150.5 sq.m.) approx.

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FAQ'S

Property Tenure: Freehold

Property Constructed: 2017

Rear Garden Aspect: North/East

Council Tax Band: E

Primary School Catchment: St Andrews East

Secondary School Catchment: Edward Peake / Stratton

Annual Estate Maintenance Charge: Circa £300.00 p/a

Water Meter: Yes

Boiler Installed: 2017

Boiler Last Serviced: TBC

EV Charge Point: Yes

Loft Boarded: Part-boarded

What3Words Location: ///hoping.montage.screeches

SERVICES

Heating: Gas Central Heating

Electricity: Mains

Water: Mains

Sewage: Mains

Broadband: TBC



TRAVEL

Distance to A1: 2.1 miles

Biggleswade Railway Station: 1.6 miles

Cambridge: 20.4 miles

Bedford: 12.5 miles

Milton Keynes: 28.5 miles

London: 46.8 miles