



9 Heron Close, Biggleswade - SG18 8HG

Guide Price £190,000

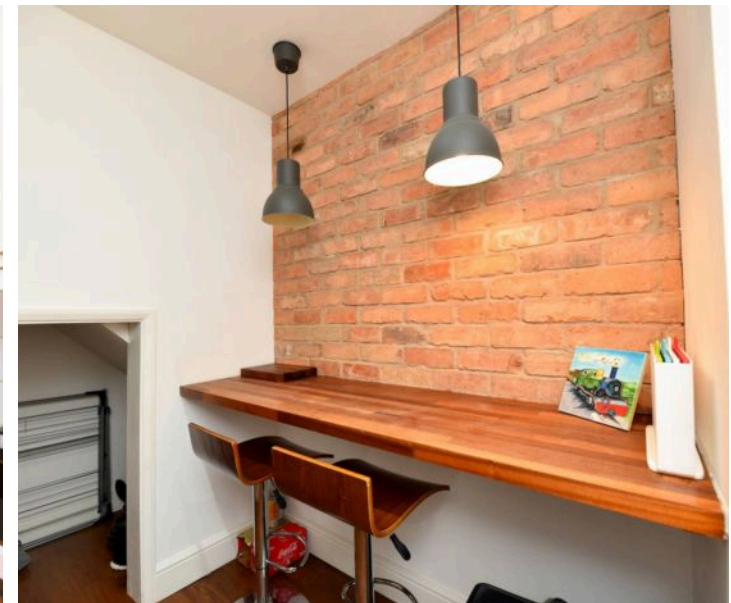


HARVEY
ROBINSON

9 Heron Close

Biggleswade, Biggleswade

- ONE DOUBLE BEDROOM
- CLUSTER HOME
- KITCHEN WITH INTEGRATED APPLIANCES
- LOUNGE WITH BAY WINDOW
- MODERN AND STYLISH BATHROOM
- ALLOCATED PARKING FOR TWO VEHICLES
- WELL PRESENTED THROUGHOUT
- CUL-DE-SAC LOCATION
- WALKING DISTANCE TO LOCAL AMENITIES AND TRAIN STATION
- IDEAL FIRST TIME BUY





9 Heron Close

Biggleswade, Biggleswade

We are pleased to offer for sale this well-presented one double bedroom cluster home, ideally located in a cul-de-sac just a short walk from Biggleswade town centre and the mainline train station-perfect for commuters.

This stylish and modern home offers a bright and airy living room with bay window to front and a modernised kitchen with integrated appliances and breakfast bar area. To the first floor you are greeted by a spacious double bedroom featuring a convenient storage cupboard and a modern fitted family bathroom.

External benefits include a low maintenance communal garden and allocated parking for two vehicles.

LOCATION AND AMENITIES

Centrally positioned within the town, this property benefits from easy access to a range of local amenities, scenic countryside walks along the nearby River Ivel, and convenient road links north and south via the A1.

Biggleswade town centre is less than a mile away, offering a variety of shops, bars, and restaurants, while further big-brand retailers can be found at the Retail Park. The mainline train station provides regular services to London King's Cross and St Pancras in under 40 minutes, making this an ideal home for first-time buyers and investors alike. Early viewing is highly recommended to fully appreciate all that this property has to offer.



GROUND FLOOR
198 sq.ft. (18.4 sq.m.) approx.

FIRST FLOOR
188 sq.ft. (17.5 sq.m.) approx.



TOTAL FLOOR AREA : 386 sq.ft. (35.9 sq.m.) approx.
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Biggleswade, Biggleswade

FAQ'S

Property Tenure: Leasehold

Property Built: 1985 - 1990

Council Tax Band: A

Boiler Serviced: Jan 2025

Primary School Catchment: St Andrews West /

Biggleswade Acadamey

Secondary School Catchment: Stratton / Edward Peake

Service Charge: £530.00 per annum

Lease Length: 999 Years from new (954 Years Remaining)

Potential Rental Income: £950pcm

Communal Garden Aspect: West

Postcode for SatNav: SG18 8HG

What3Words Location: [///shifters.swimmer.truffles](https://www.what3words.com/shifters.swimmer.truffles)

SERVICES

Heating: Gas Central Heating

Electricity: Mains

Water: Mains

Sewage: Mains

Broadband: TBC

TRAVEL

Distance to A1: 1.1 miles

Biggleswade Railway Station: 0.8 miles

Cambridge: 21.5 miles

Bedford: 13.0 miles

London: 47.8 miles