



# Chamberlain Park, Biggleswade - SG18 8GT

Guide Price £385,000



HARVEY  
ROBINSON

# Chamberlain Park

## Biggleswade

- THREE BEDROOMS
- ACCOMMODATION OVER THREE FLOORS
- ENSUITE, CLOAKROOM AND BATHROOM
- OPEN-PLAN LIVING
- INTEGRATED APPLIANCES
- ENCLOSED REAR GARDEN
- GARAGE AND PARKING
- BEAUTIFULLY PRESENTED THROUGHOUT
- CLOSE TO LOCAL AMENITIES
- VIEWINGS HIGHLY RECOMMENDED

We are delighted to present this beautifully maintained three double bedroom terraced family home, situated within the highly popular and sought-after Kings Reach development. Built by Taylor Wimpey in 2014 to the well-regarded 'Dunton' design, the property offers spacious and versatile accommodation arranged over three floors.

The ground floor comprises a welcoming entrance hall, cloakroom, a modern kitchen/dining room, and a generously sized lounge, ideal for both family living and entertaining. On the first floor are two double bedrooms and a contemporary family bathroom, while the second floor is dedicated to an impressive master bedroom suite complete with ensuite shower room.

Externally, the property benefits from an enclosed, landscaped rear garden, along with a leasehold garage and parking to the front.

Ideally located just a short distance from Central Square, residents can enjoy a range of local amenities including a convenience store, barber shop, newly opened café, takeaway outlets, primary school, community centre, and nearby play parks. This superb home offers an excellent opportunity for families seeking a modern property in a thriving community.





# Chamberlain Park

Biggleswade

## FAQ'S

Property Tenure: Freehold

Garage Tenure: Leasehold

Council Tax Band: D

Garden facing: West

Boiler Installed: 2018

Boiler serviced: April 2025

Primary School Catchment: St Andrews East

Secondary School Catchment: Edward Peake / Stratton

EPC Rating: TBC

What3Words Location: ///entrusted.excavate.nozzles

## SERVICES

Heating: Gas Central Heating

Electricity: Mains

Water: Mains

Sewage: Mains

Broadband: Fibre to premises

## TRAVEL

Distance to A1: 1.9 miles

Biggleswade Railway Station: 1.2 Walking Distance

Cambridge: 21.0 miles

Bedford: 13.4 miles

Milton Keynes: 29.7 miles

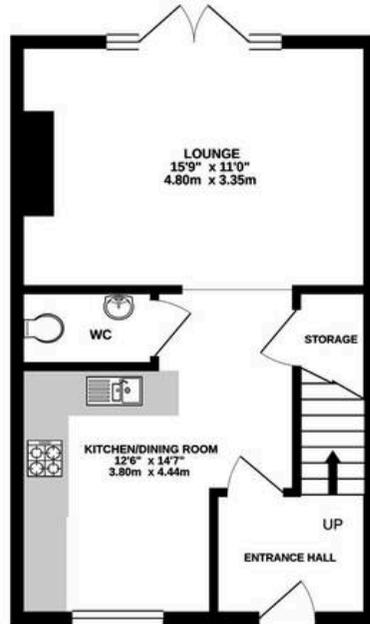
London: 46.5 miles



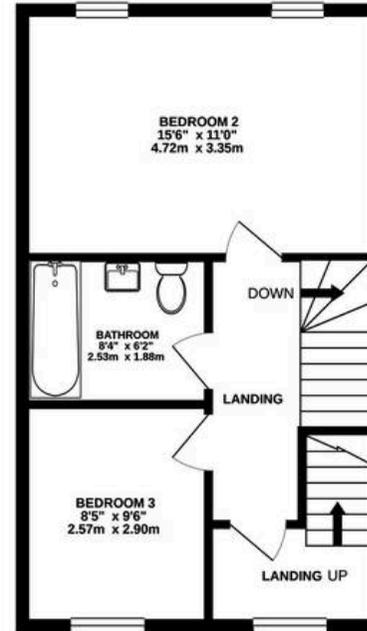
GARAGE  
160 sq.ft. (14.9 sq.m.) approx.



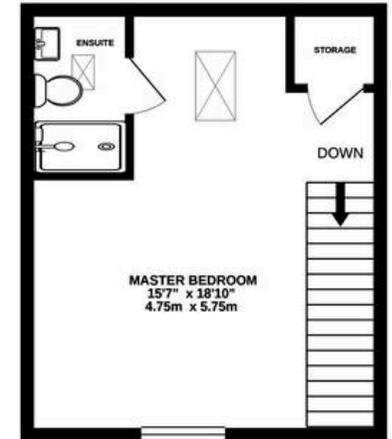
GROUND FLOOR  
396 sq.ft. (36.8 sq.m.) approx.



1ST FLOOR  
430 sq.ft. (39.9 sq.m.) approx.



2ND FLOOR  
297 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA : 1282 sq.ft. (119.1 sq.m.) approx.

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