



22 Ivel Bury, Biggleswade - SG18 0AG

Guide Price £465,000



HARVEY  
ROBINSON

## 22 Ivel Bury

Biggleswade, Biggleswade

- SEMI-DETACHED FAMILY HOME
- FOUR BEDROOMS
- KITCHEN/DINING ROOM
- SPACIOUS LOUNGE
- CLOAKROOM + FAMILY BATHROOM + ENSUITE
- WELL PRESENTED THROUGHOUT
- ENCLOSED REAR GARDEN
- GARAGE AND DRIVEWAY
- WALKING DISTANCE TO TRAIN STATION AND LOCAL AMENITIES
- CLOSE TO THE RIVER IVEL AND PERFECT FOR SCENIC WALKS





## 22 Ivel Bury

Biggleswade, Biggleswade

### LOCATION AND AMENITIES

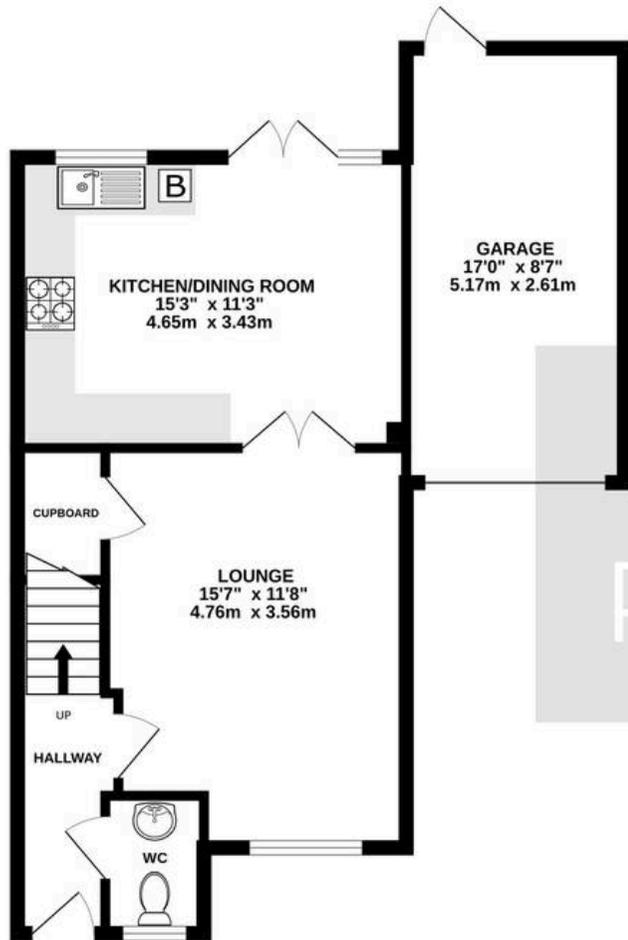
The property is well situated for convenience and lifestyle. Local shops and amenities are within easy reach, and there are primary schools nearby, making it practical for families. For outdoor enthusiasts, scenic walks can be enjoyed along the River Ivel.

Biggleswade town centre, located under a mile away, offers a wide range of shops, bars, and restaurants, while further big-brand shopping is available at the Retail Park on the outskirts of town. Commuters will benefit from the mainline train station, which provides regular services into London King's Cross and St Pancras in approximately 40 minutes. Road access is also excellent, with the A1 nearby providing convenient routes both north and south.

This property provides a balanced combination of accessibility, local amenities, and lifestyle opportunities, making it a practical choice for families and commuters alike. Viewings are strongly recommended to fully appreciate everything this home has to offer. Please contact our Biggleswade office for further information or to arrange an appointment.



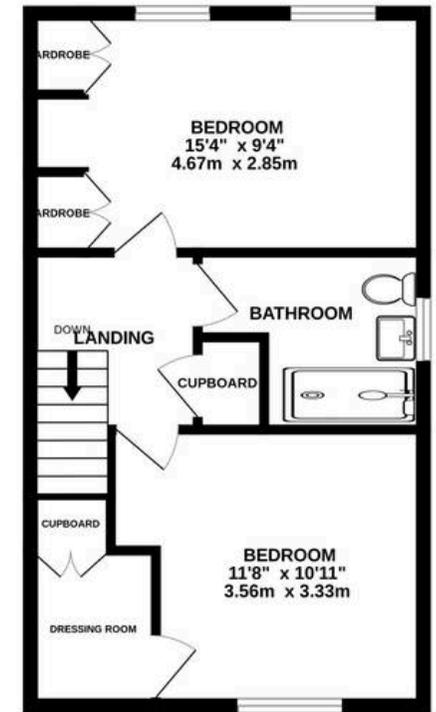
GROUND FLOOR  
581 sq.ft. (54.0 sq.m.) approx.



FIRST FLOOR  
416 sq.ft. (38.7 sq.m.) approx.



SECOND FLOOR  
417 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 1414 sq.ft. (131.4 sq.m.) approx.

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Biggleswade, Biggleswade

### FAQ'S

Property Tenure: Freehold

Property Built: 2000's

Council Tax Band: E

Rear Garden Aspect: North

Water Meter: Yes

EPC Rating: C

What3Words Location: ///primed.protrude.talker

### SERVICES

Heating: Gas Central Heating

Electricity: Mains

Water: Mains

Sewage: Mains

### TRAVEL

Distance to A1: 0.5 miles

Biggleswade Railway Station: 0.8 miles

Cambridge: 22.7 miles

Bedford: 11.9 miles

Milton Keynes: 28.0 miles

London: 47.1 miles

