



Sage Close, Biggleswade - SG18 8WH

Guide Price £525,000



HARVEY
ROBINSON

Sage Close

Biggleswade, Biggleswade

- FOUR BEDROOMS
- DETACHED FAMILY HOME
- TWO RECEPTION ROOMS
- LARGE REFITTED KITCHEN / DINING ROOM
- UPVC CONSERVATORY WITH AIR CONDITIONING
- REFITTED ENSUITE AND CLOAKROOM
- FURTHER FAMILY BATHROOM
- GOOD SIZE ENCLOSED REAR GARDEN
- AMPLE PARKING AND GARAGE
- SOUGHT-AFTER LOCATION





Situated on the ever-popular Saxon Gate development and just over a mile from the train station, this four-bedroom detached family home offers versatile living accommodation, making it ideal for family life. The property features separate reception rooms, a modern refitted kitchen/dining room, a refitted en-suite and cloakroom, and a garage with ample off-road parking.

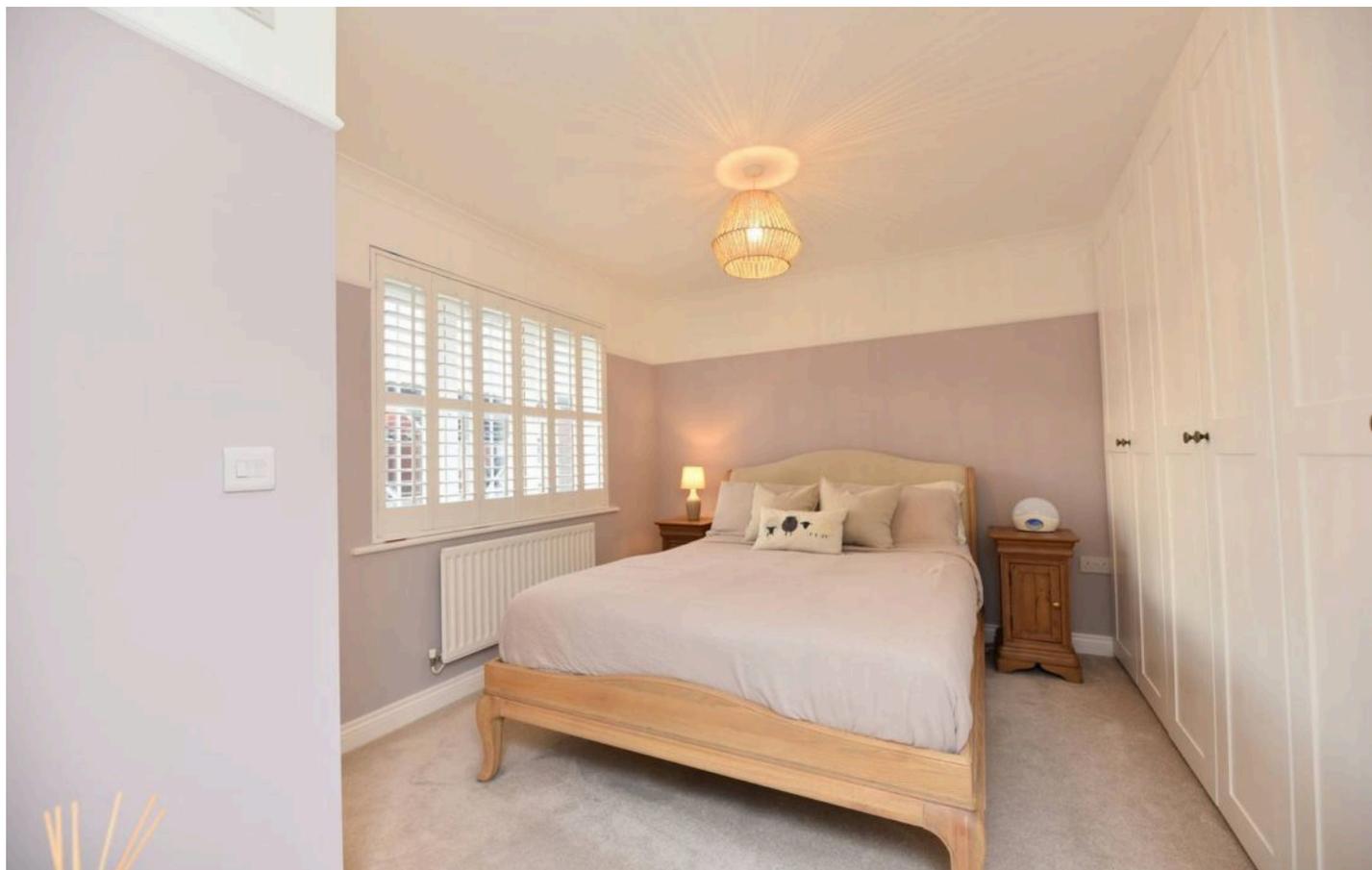
The ground floor comprises a welcoming entrance hallway, spacious living room, study, refitted cloakroom, large kitchen/dining room, and a generous UPVC conservatory with air conditioning, overlooking the garden. Upstairs, four well-proportioned bedrooms are complemented by a stunning refitted en-suite and a family bathroom.

Externally, the property enjoys a private rear garden, a garage, and off-road parking for approximately three vehicles. This excellent family home is ideally located for local amenities and superb transport links, making it a must-see for those seeking space, comfort, and convenience.

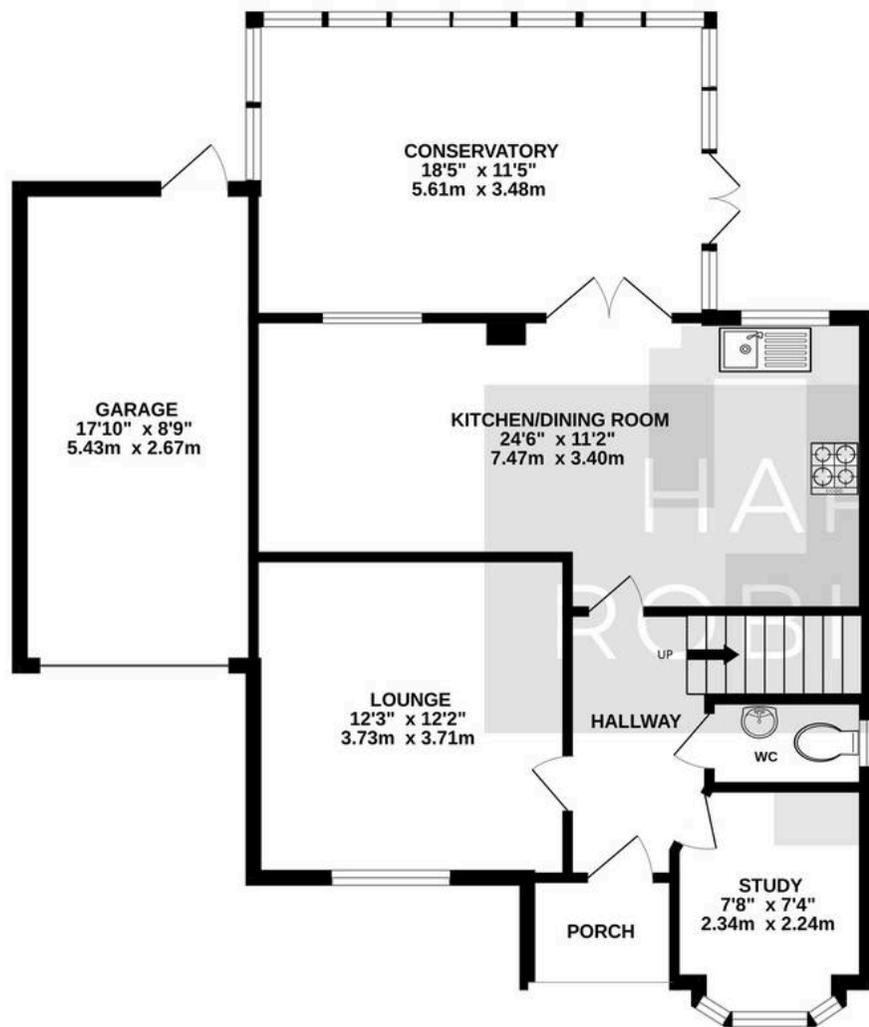
LOCATION AND AMENITIES

The Saxon Gate development is particularly popular with families and is conveniently located close to a range of amenities, including a convenience store, pharmacy, fish and chip shop, and independent retailers. Local schooling, a leisure centre with a swimming pool, and scenic countryside walks are also nearby.

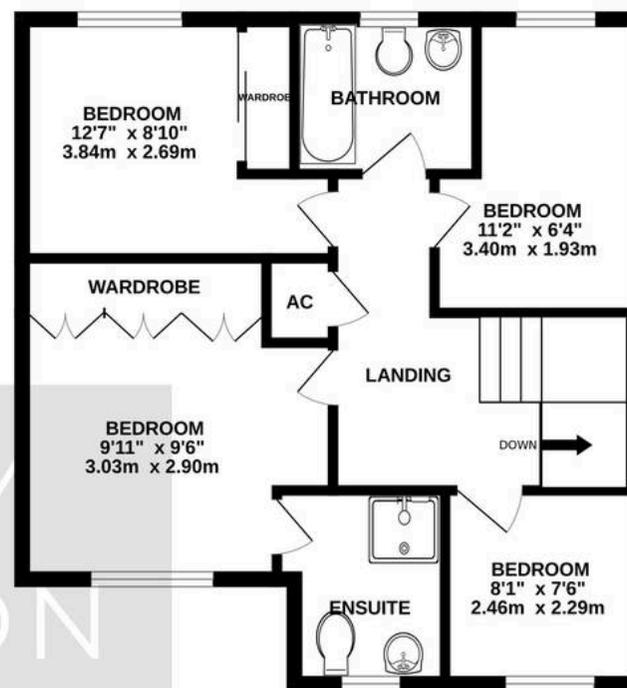
Biggleswade town centre is just over a mile away, offering a variety of shops, bars, and restaurants, with additional branded shopping available at the retail park on the outskirts of town. The mainline train station provides fast access to London King's Cross and St Pancras in approximately 40 minutes, making this home an excellent choice for commuters.



GROUND FLOOR
882 sq.ft. (82.0 sq.m.) approx.



FIRST FLOOR
531 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA : 1413 sq.ft. (131.3 sq.m.) approx.

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FAQ'S

Tenure: Freehold

Property Built: 2001

Council Tax Band: E

EPC Rating: D

Rear Garden Aspect: East

Postcode for SatNav: SG18 8WH

Primary School Catchment: St Andrews East

Secondary School Catchment: Edward Peake / Stratton

What3words Location: ///bluff.loose.crunched

SERVICES

Heating: Gas Central Heating

Electricity: Mains

Water: Mains

Sewage: Mains

Broadband: Fibre to Premises

TRAVEL

Distance to A1: 1.1 miles

Biggleswade Railway Station: 1.6 mile

Cambridge: 20.3 miles

Bedford: 14.4 miles

London: 45.9 miles

