



23 Planets Way, Biggleswade - SG18 8FD

Guide Price £400,000



HARVEY
ROBINSON

- BEAUTIFULLY PRESENTED THREE BEDROOM SEMI-DETACHED TOWNHOUSE
- LOCATED IN THE HIGHLY SOUGHT-AFTER KINGS REACH DEVELOPMENT
- SPACIOUS ACCOMMODATION ARRANGED OVER THREE FLOORS
- MODERN KITCHEN/BREAKFAST ROOM WITH QUALITY FITTINGS
- BRIGHT AND AIRY LOUNGE/DINER WITH FRENCH DOORS TO GARDEN
- LARGE TOP FLOOR MAIN BEDROOM WITH LUXURY EN-SUITE
- STUNNING LANDSCAPED GARDEN WITH PERGOLA AND DECKING
- SINGLE GARAGE AND OFF-ROAD PARKING TO THE REAR
- CLOSE TO LOCAL AMENITIES, SCHOOLS AND MAINLINE TRAIN STATION
- TWO FURTHER BEDROOMS AND A WELL-APPOINTED FAMILY BATHROOM





23 Planets Way

Biggleswade, Biggleswade

We are delighted to present this beautifully maintained three-bedroom semi-detached townhouse, ideally located within the sought-after Kings Reach development in Biggleswade. Offering spacious, modern living set over three floors, this immaculate home is ready to move straight into. The ground floor features an entrance hall, cloakroom, and a stylish kitchen/breakfast room, with a bright lounge/dining room opening via French-style doors onto the showpiece rear garden. Designed with both style and practicality in mind, the garden boasts a combination of timber decking, elegant pergola, and thoughtfully planted mature borders, creating a perfect setting for outdoor entertaining or relaxing. Two bedrooms and a family bathroom occupy the first floor, while the impressive top floor is dedicated to the main bedroom with en-suite. To the rear, a single garage and off-road parking are provided, while an enclosed front garden adds extra kerb appeal.

LOCATION AND AMENITIES

The property is within easy reach of Central Square's amenities, including a convenience store, café, takeaways, primary school, and community centre, with Biggleswade Town Centre just over a mile away offering shops, bars, restaurants, and further retail options. The mainline train station provides regular services to London Kings Cross and St Pancras in under 40 minutes, making it ideal for commuters.

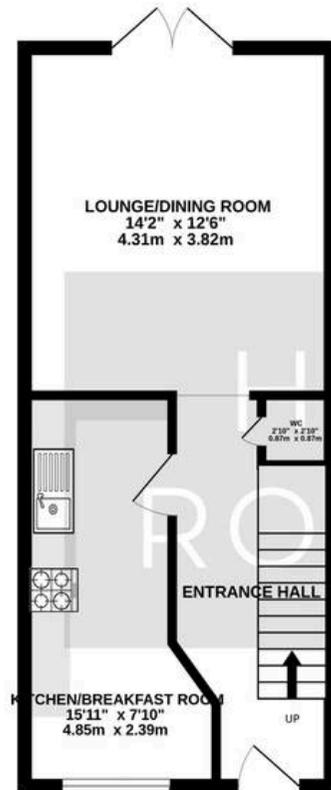
A perfect combination of style, comfort, and location - early viewing is highly recommended.



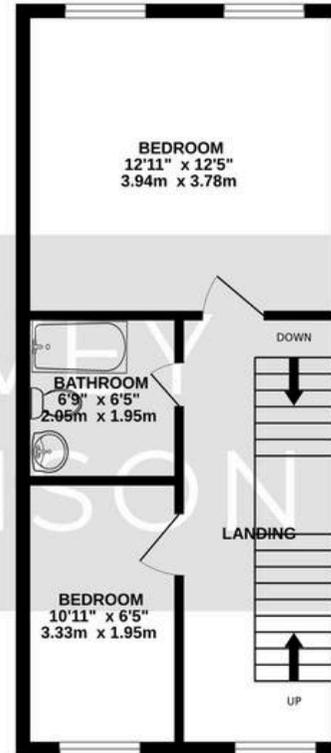
GARAGE
198 sq.ft. (18.4 sq.m.) approx.



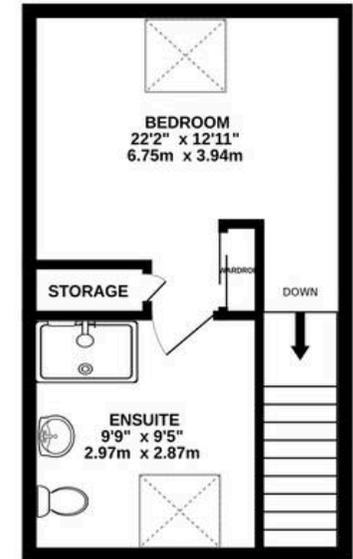
GROUND FLOOR
377 sq.ft. (35.0 sq.m.) approx.



1ST FLOOR
389 sq.ft. (36.1 sq.m.) approx.



2ND FLOOR
286 sq.ft. (26.6 sq.m.) approx.



TOTAL FLOOR AREA : 1250 sq.ft. (116.1 sq.m.) approx.

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FAQ'S

Tenure: Freehold

Property Constructed: 2012

Council Tax Band: D

Rear Garden Aspect: South

Primary School Catchment: St Andrews East

Secondary School Catchment: Edward Peake / Stratton

Parking: One Allocated Space + Garage

What3Words Location: [///editor.juniors.sized](https://www.what3words.com/#!/editor/juniors.sized)

Postcode for SatNav: SG18 8FD

Water Meter: Yes

SERVICES

Heating: Gas

Electricity: Mains

Water: Mains

Sewage: Mains

Broadband: TBC

TRAVEL

Distance to A1: 1.5 miles

Biggleswade Railway Station: 1.9 miles

Cambridge: 24.8 miles

Bedford: 13.5 miles

Milton Keynes: 29.4 miles

London: 46.1 miles

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: