



Rutherford Way, Biggleswade - SG18 8GA

Guide Price £335,000



HARVEY
ROBINSON

Rutherford Way

Biggleswade, Bedfordshire

- SEMI-DETACHED HOME
- TWO DOUBLE BEDROOMS
- SPACIOUS OPEN-PLAN KITCHEN / LOUNGE / DINING AREA
- DOWNSTAIRS CLOAKROOM
- ENSUITE TO BEDROOM ONE & MODERN FAMILY BATHROOM
- REAR GARDEN WITH PATIO & DECKING
- ALLOCATED PARKING SPACE
- LOCATED ON THE HIGHLY SOUGHT-AFTER KINGS REACH DEVELOPMENT
- CLOSE TO LOCAL AMENITIES
- VIEWINGS HIGHLY ADVISED

We are delighted to offer for sale this beautifully presented two double bedroom semi-detached home, ideally situated on the popular Kings Reach development in Biggleswade. Built by Taylor Wimpey, this well-maintained property offers modern living throughout.

The accommodation briefly comprises a spacious entrance hall with cloakroom and utility space, leading to a open-plan kitchen, lounge and dining area on the ground floor, perfect for both everyday living and entertaining.

To the first floor are two generous double bedrooms, including a principal bedroom with ensuite, along with a well-appointed family bathroom.

Externally, the property benefits from a generously sized rear garden with a decking area, ideal for outdoor dining and relaxation. To the rear, there is an allocated parking space.





Rutherford Way

Biggleswade, Bedfordshire

LOCATION AND AMENITIES

Ideally located within walking distance of Central Square, this property enjoys easy access to a range of local amenities including a convenience store, popular café, takeaway outlets, primary schooling, a community centre, and nearby play parks. This makes it a fantastic opportunity for both first-time buyers and investment purchasers alike.

Biggleswade Town Centre is just over a mile away, offering a variety of shops, bars, and restaurants, with additional branded retail options available at the A1 Retail Park on the outskirts of town. For commuters, the mainline train station provides fast and direct services to London Kings Cross and St Pancras in under 40 minutes, making this location as practical as it is appealing.

FAQ'S

Tenure: Freehold

Constructed: 2015

Rear Garden Aspect: South

Council Tax Band: C

Primary School Catchment: St Andrews East

Secondary School Catchment: Edward Peake / Stratton

Postcode for SatNav: SG18 8GA

What3Words Location: ///mining.callers.hairspray

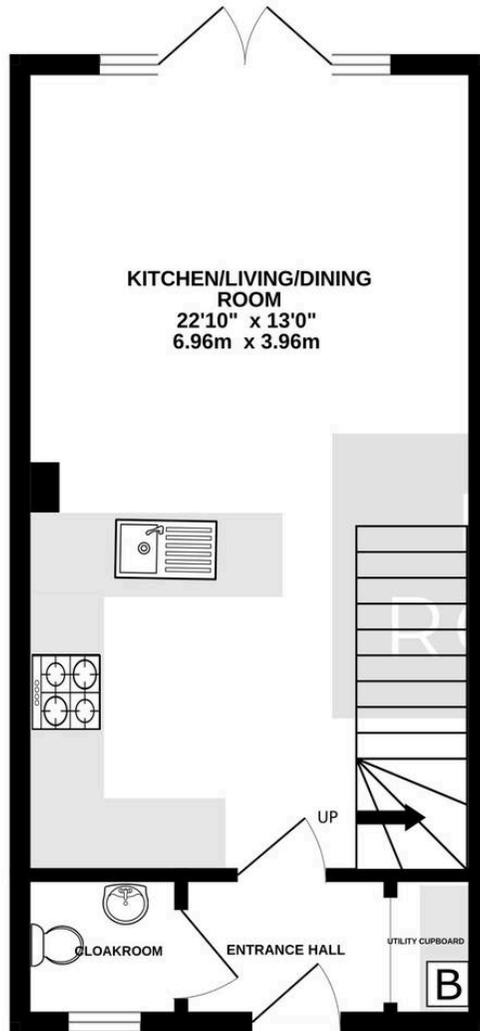
Water Meter: Yes

Boiler Installed: 2015

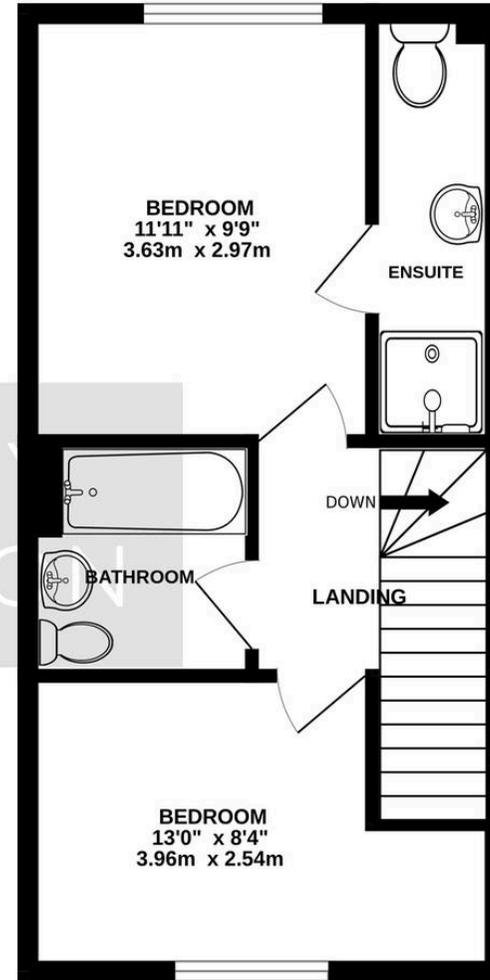
Loft: Partially boarded



GROUND FLOOR
349 sq.ft. (32.5 sq.m.) approx.



FIRST FLOOR
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA: 703 sq.ft. (65.4 sq.m.) approx.
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