



Novello Drive, Biggleswade - SG18 8UR

Guide Price £390,000



HARVEY
ROBINSON

- THREE BEDROOMS
- ACCOMMODATION OVER THREE FLOORS
- EN-SUITE TO PRINCIPAL BEDROOM
- GOOD-SIZED LIVING ROOM
- KITCHEN/BREAKFAST ROOM WITH INTEGRATED APPLIANCES
- ENCLOSED REAR GARDEN
- GARAGE, DRIVEWAY AND ALLOCATED PARKING
- BEAUTIFULLY PRESENTED THROUGHOUT
- CLOSE TO LOCAL AMENITIES
- VIEWINGS HIGHLY ADVISED

We are delighted to offer for sale this well-presented and spacious three-bedroom town house, ideally situated within the highly sought-after Kings Reach development. Arranged over three floors, the property offers flexible and stylish accommodation throughout. The ground floor features a welcoming entrance hallway, a convenient cloakroom, and a modern fitted kitchen/breakfast room. To the rear is a generous lounge/dining area with French doors opening directly onto the garden, creating an ideal space for both relaxing and entertaining.

On the first floor are two well-proportioned bedrooms, served by a contemporary family bathroom. Stairs lead to the second floor, where the impressive principal bedroom occupies the entire level and benefits from its own ensuite shower room.

Externally, the enclosed rear garden is designed for low maintenance and includes a paved patio area, perfect for outdoor dining. The property further benefits from a single garage with driveway parking, along with additional allocated parking to the rear.





The home is ideally located within easy reach of Central Square, offering 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 property represents an excellent opportunity for families seeking a modern home within a thriving and well-connected community.

LOCATION AND AMENITIES

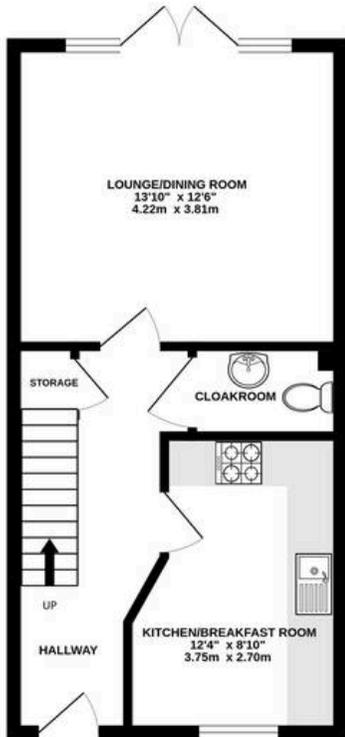
The property is located a short walk from Central Square, providing easy access to all the main amenities on the Kings Reach development. There is a convenience store, primary school, community centre and café nearby, along with play parks and open green spaces, making it a great area for families.

Biggleswade town centre is just over a mile away and offers a good range of shops, supermarkets, bars and restaurants. The nearby A1 Retail Park includes larger stores such as Marks & Spencer, Next and Boots.

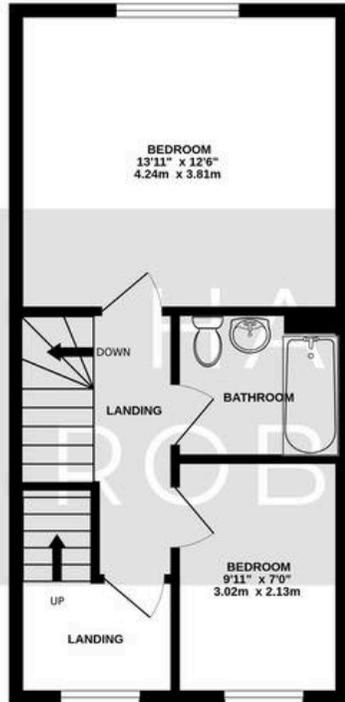
For commuters, Biggleswade train station provides direct services to London Kings Cross and St Pancras in under 40 minutes, and the A1 offers convenient road links north and south.



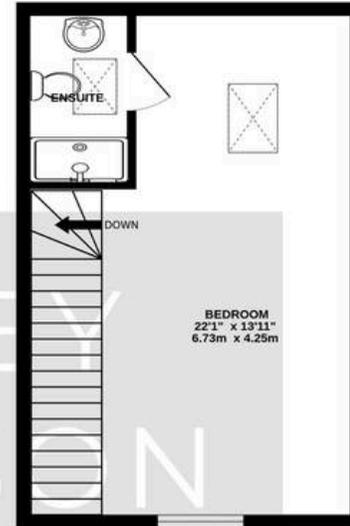
GROUND FLOOR
388 sq.ft. (36.0 sq.m.) approx.



FIRST FLOOR
386 sq.ft. (35.9 sq.m.) approx.



SECOND FLOOR
308 sq.ft. (28.6 sq.m.) approx.



GARAGE
168 sq.ft. (15.6 sq.m.) approx.



TOTAL FLOOR AREA : 1250 sq.ft. (116.2 sq.m.) approx.

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FAQ'S

Property Tenure: Freehold

Property Age: 2017

Council Tax Band: D

Garden facing: North-West

Boiler Installed: 2017

Boiler serviced: 12th February 2026

Primary School Catchment: St Andrews East

Secondary School Catchment: Edward Peake / Stratton

EPC Rating: B

What3Words Location: [///tangent.tripped.curries](https://www.what3words.com/#!/tangent.tripped.curries)

SERVICES

Heating: Gas Central Heating

Electricity: Mains

Water: Mains

Sewage: Mains

Broadband: Fibre to premises

TRAVEL

Distance to A1: 2.0 miles

Biggleswade Railway Station: 1.3 miles walking distance

Cambridge: 21.0 miles

Bedford: 14.0 miles

Milton Keynes: 30.0 miles

London: 46.4 miles