



## Evans Grove, Biggleswade - SG18 8JG

Guide Price £385,000



HARVEY  
ROBINSON

# 7 Evans Grove

Biggleswade, Biggleswade

- END OF TERRACED FAMILY HOME
- THREE DOUBLE BEDROOMS
- OPEN-PLAN LIVING ACCOMODATION
- INTEGRATED APPLIANCES
- CLAOKROOM + FAMILY BATHROOM + ENSUITE
- SOUTH / EAST FACING GARDEN
- GARAGE AND DRIVEWAY
- BEAUTIFULLY PRESENTED THROUGHOUT
- CLOSE TO LOCAL AMENITIES
- VIEIWNGS HIGHLY RECOMENDED





# 7 Evans Grove

Biggleswade, Biggleswade

We are delighted to offer for sale this beautiful three double bedroom end-of-terrace family home, ideally situated within the highly popular and sought-after Kings Reach development. The property offers spacious and versatile accommodation arranged over three floors, making it perfectly suited to modern family living.

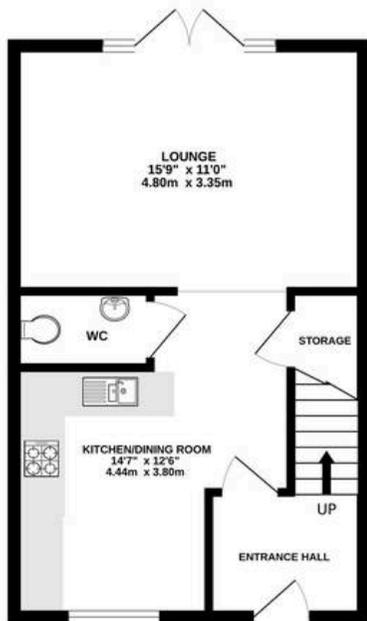
The ground floor comprises a welcoming entrance hall, cloakroom, a modern kitchen/dining room, and a generously sized lounge, ideal for both everyday family life and entertaining guests. The first floor hosts two well-proportioned double bedrooms and a contemporary family bathroom. Occupying the entire second floor is an impressive principal bedroom suite, complete with its own ensuite. Externally, the property benefits from an enclosed, landscaped south-east facing rear garden. Further advantages include a garage, driveway parking, and ample on-street parking

## LOCATION AND AMENITIES

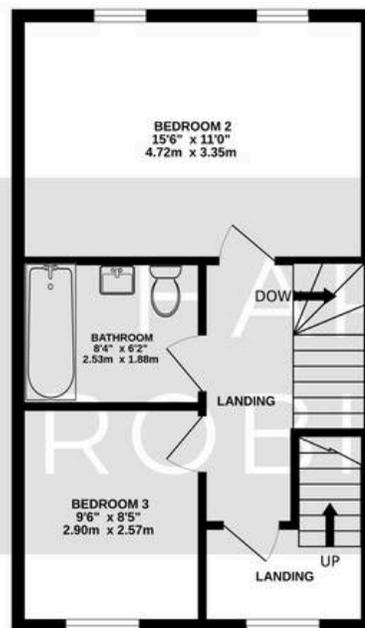
The property is located a short walk from Central Square, providing easy access to all the main amenities on the Kings Reach development. There is a convenience store, primary school, community centre and café nearby, along with play parks and open green spaces, making it a great area for families. Biggleswade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



GROUND FLOOR  
402 sq.ft. (37.4 sq.m.) approx.



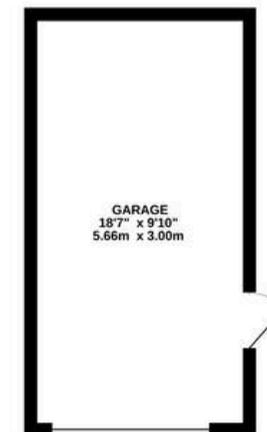
1ST FLOOR  
430 sq.ft. (39.9 sq.m.) approx.



2ND FLOOR  
297 sq.ft. (27.5 sq.m.) approx.



GARAGE  
183 sq.ft. (17.0 sq.m.) approx.



TOTAL FLOOR AREA : 1311 sq.ft. (121.8 sq.m.) approx.

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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.

This property offers a quiet residential setting with good access to local facilities and transport connections.

### FAQ'S

Property Tenure: Freehold

Property built: 2015

Council Tax Band: D

Garden facing: South / East

Boiler Installed: 2015

Boiler serviced: October 2025

Primary School Catchment: St Andrews East

Secondary School Catchment: Edward Peake / Stratton

EPC Rating: TBC

What3Words Location: ///kettles.pokes.workbench

### SERVICES

Heating: Gas Central Heating

Electricity: Mains

