



Collings Crescent, Biggleswade - SG18 0PZ

Guide Price £535,000



HARVEY
ROBINSON

- FOUR BEDROOM DETACHED FAMILY HOME
- NO ONWARD CHAIN
- LARGE KITCHEN / DINING ROOM
- TWO RECEPTION ROOMS
- UTILITY ROOM + CLOAKROOM
- ENSUITE AND FAMILY BATHROOM
- ENCLOSED REAR GARDEN
- GARAGE AND DRIVEWAY
- IMMACULATELY PRESENTED THROUGHOUT
- HIGHLY SOUGHT-AFTER LOCATION





We are delighted to offer for sale, with no onward chain, this well-presented four-bedroom detached family home situated within the highly sought-after St Andrews development.

The property provides spacious and practical accommodation, including an entrance hall, cloakroom, lounge, and an open-plan kitchen/dining room with modern integrated appliances. A separate utility room and study complete the ground floor. Upstairs, there are four bedrooms, including a main bedroom with en-suite shower room, and a modern family bathroom.

Outside, the property has a spacious secluded rear garden, a detached single garage with a private driveway for two cars, access from the garden, and off-road parking at the front with views of a park and green space.

LOCATION AND AMENITIES

This area offers easy access to both primary and secondary schools, with local amenities close by, making day-to-day life simple and convenient. There are also countryside walks nearby, including scenic routes to the RSPB nature reserve.

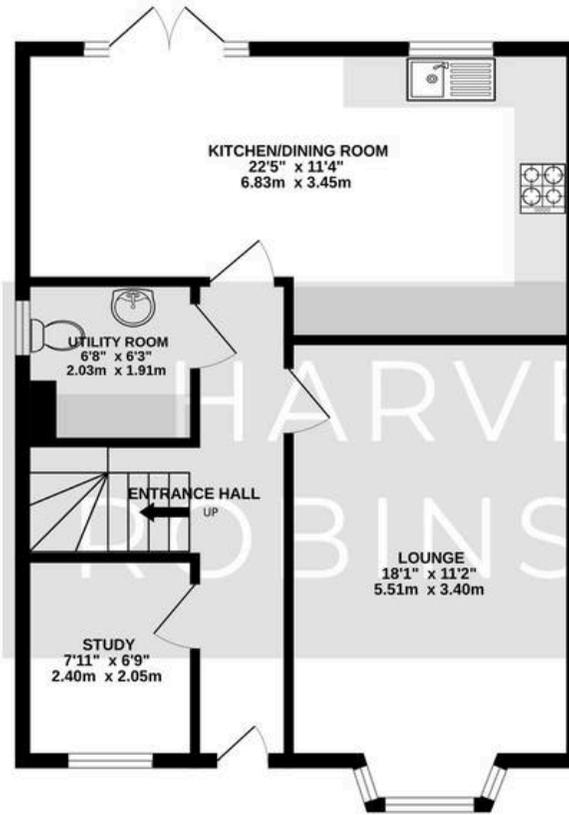
Biggleswade Town Centre is just over a mile away and offers a good selection of shops, bars, and restaurants. Additional big-name stores, including Marks & Spencer, can be found at the nearby A1 Retail Park. For commuters, Biggleswade train station provides direct services to London Kings Cross and St Pancras in under 40 minutes.



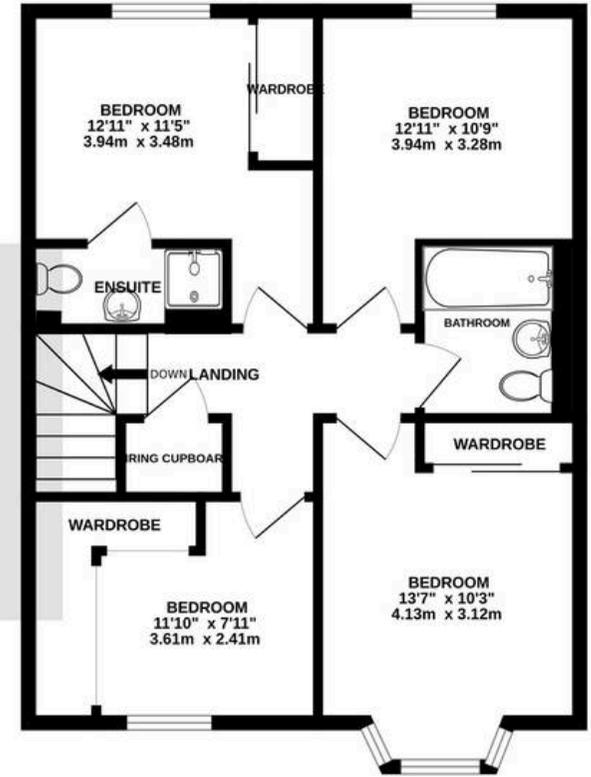
GARAGE
266 sq.ft. (24.7 sq.m.) approx.



GROUND FLOOR
601 sq.ft. (55.8 sq.m.) approx.



1ST FLOOR
594 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA : 1460 sq.ft. (135.7 sq.m.) approx.

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FAQ'S

Property Tenure: Freehold

Property Constructed: 2017

Council Tax Band: E

Garden facing: North/West

Annual Maintenance Charge: £160.00

Boiler Installed: 2017

Boiler Serviced: 2025

Primary School Catchment: St Andrews East

Secondary School Catchment: Edward Peake / Stratton

What3Words Location: [///quicker.steepest.edicts](https://www.what3words.com/quick/steepest-edicts)

SERVICES

Heating: Gas Central Heating

Electricity: Mains

Water: Mains

Sewage: Mains

Broadband: Fibre to premises

TRAVEL

Distance to A1: 2.1 miles

Biggleswade Railway Station: 1.5 miles

Cambridge: 20.4 miles

Bedford: 12.5 miles

Milton Keynes: 28.5 miles

London: 46.8 miles

