



Evans Grove, Biggleswade - SG18 8JG

Guide Price £285,000



HARVEY
ROBINSON

- TWO DOUBLE BEDROOMS
- COACH HOUSE
- SOUGHT-AFTER LOCATION
- OPEN PLAN ACCOMMODATION
- INTEGRATED APPLIANCES
- CAR PORT AND OFF ROAD PARKING
- GOOD SIZE REAR GARDEN
- BRILLIANT CONDITION THROUGHOUT
- CLOSE TO LOCAL AMENITIES
- VIEWINGS HIGHLY RECOMMENDED





We are delighted to present this beautifully maintained two double bedroom semi-detached coach house, ideally situated within the highly sought-after Kings Reach development.

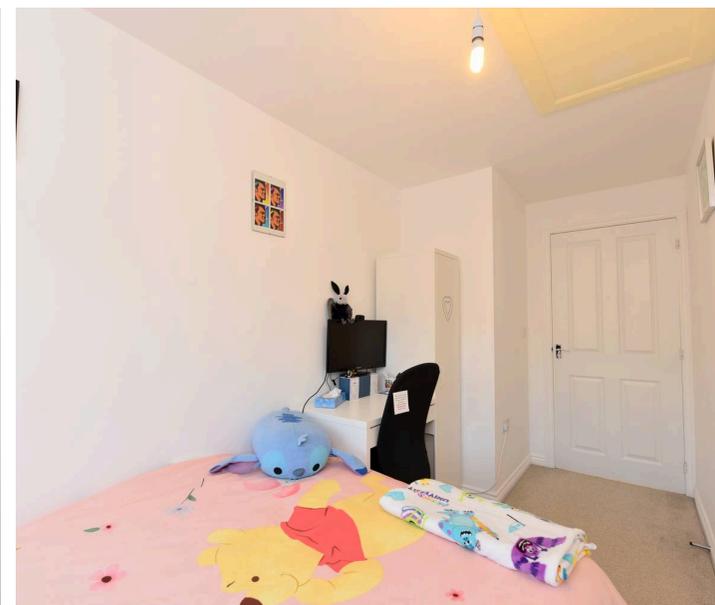
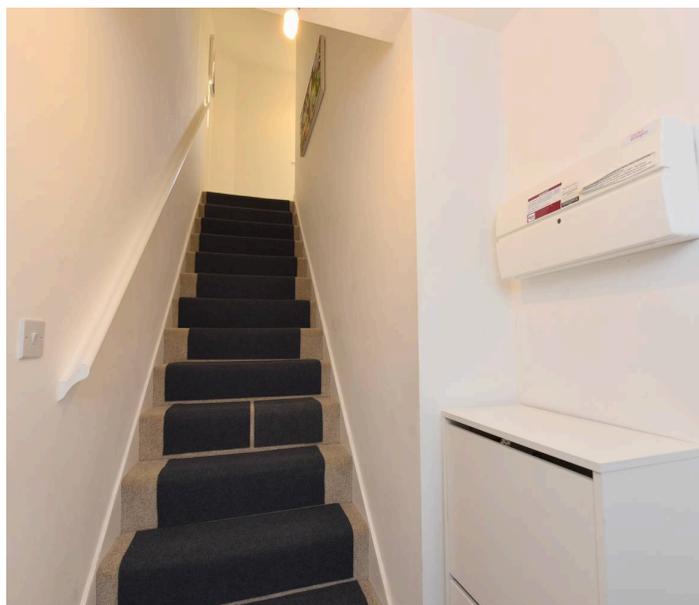
This stylish and contemporary home offers bright and airy accommodation throughout, featuring a welcoming entrance hallway, open-plan kitchen and living area complete with integrated appliances, perfect for both everyday living and entertaining, two double bedrooms and complete with a contemporary family bathroom.

Externally, the home boasts a generously sized south-facing rear garden ideal for enjoying sunny days, along with a carport and allocated parking for one vehicle.

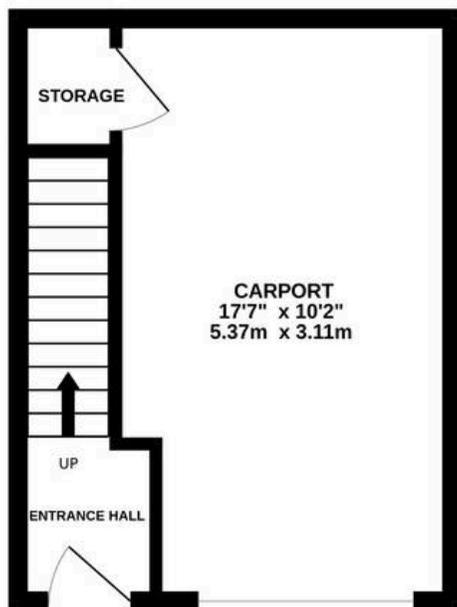
Perfectly suited to first-time buyers, downsizers, or investors, this impressive home combines comfort, practicality, and modern design in a thriving and well-connected location.

LOCATION AND AMENITIES

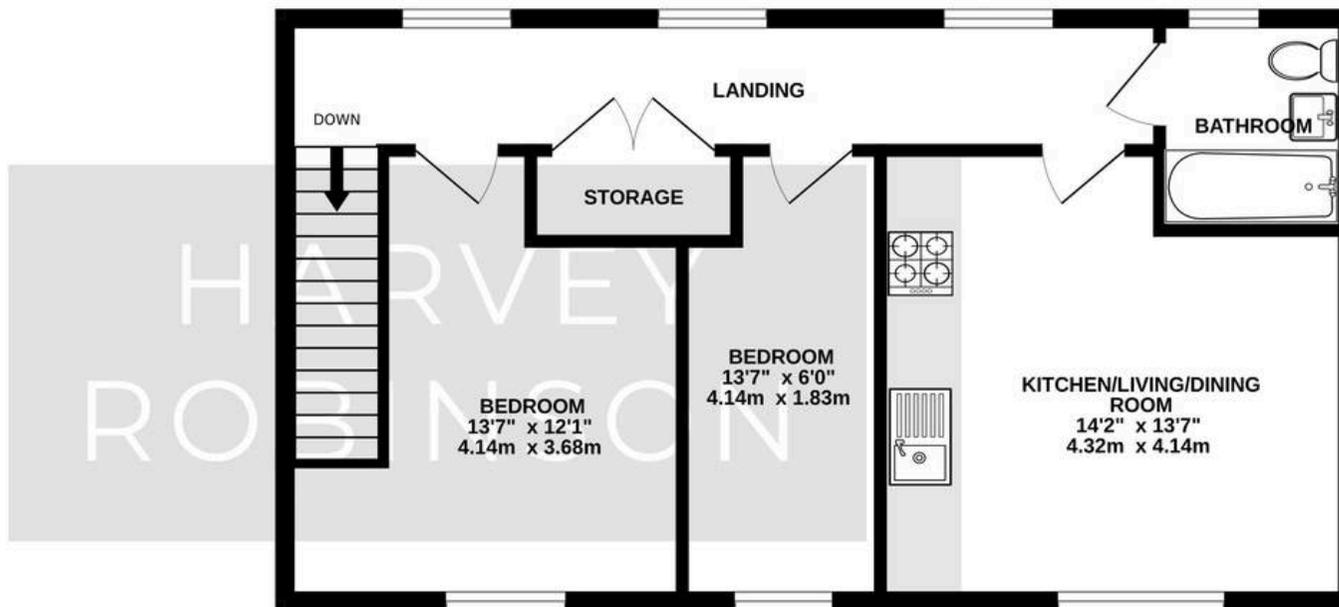
Located on the popular Kings Reach estate, within walking distance to amenities including a convenience store, community centre, a family-owned café and local schooling, the train station is a short distance away too making this property a great purchase for the first time buyer or investor alike. Biggleswade town centre is located just over 1 mile away with various shops, bars and restaurants to choose from, with further big-brand shopping located at the Retail Park on the outskirts of the town. The mainline train station provides access into London Kings Cross and St Pancras within 40 minutes making it ideal for the commuter. Offered in super-stunning condition this property must be viewed to be fully appreciated with viewings arranged by contacting our Biggleswade estate agent offices.



GROUND FLOOR
232 sq.ft. (21.6 sq.m.) approx.



FIRST FLOOR
568 sq.ft. (52.8 sq.m.) approx.



TOTAL FLOOR AREA : 800 sq.ft. (74.4 sq.m.) approx.
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FAQS

Property Tenure: Freehold

Property Built: 2014

Boiler Installed: 2014

Boiler Last Serviced: 2025

Loft: Part Boarded

Council Tax Band: B

Primary School Catchment: St Andrews East

Secondary School Catchment: Edward Peake / Stratton

What3Words Location:

[///destined.backhand.acquaint](https://www.what3words.com/destined.backhand.acquaint)

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: 2.3 miles

Cambridge: 21.0 miles

Bedford: 15.8 miles

London: 46.4 miles