



Handel Way, Biggleswade - SG18 8TY

Guide Price £410,000



HARVEY  
ROBINSON

- END TERRACED TOWN HOUSE
- FOUR BEDROOMS
- LOUNGE / DINING ROOM
- KITCHEN / BREAKFAST ROOM
- CLOAKROOM + FAMILY BATHROOM + ENSUITE
- SINGLE GARAGE AND PARKING
- LOW MAINTENANCE REAR GARDEN
- SOUGHT-AFTER LOCATION
- WALKING DISTANCE TO AMENITIES
- VIEWINGS HIGHLY RECOMMENDED





We are delighted to offer for sale this attractive four-bedroom end-of-terrace home, ideally situated within the highly sought-after Kings Reach development. Constructed by Taylor Wimpey in 2018, this modern property is arranged over three spacious floors, offering well-balanced and versatile accommodation throughout.

The ground floor features a welcoming entrance hall, a contemporary kitchen/breakfast room, cloakroom, and a bright lounge/dining area with views and access to the rear garden perfect for both relaxing and entertaining. On the first floor, there are three well-proportioned bedrooms along with a modern family bathroom. The second floor is dedicated to the impressive principal bedroom, complete with built-in wardrobes and a private ensuite shower room, creating a comfortable and secluded retreat.

Externally, the property boasts an enclosed rear garden, mainly laid to lawn, with rear access leading to a garage providing secure parking, along with an additional parking space in front of the garage.

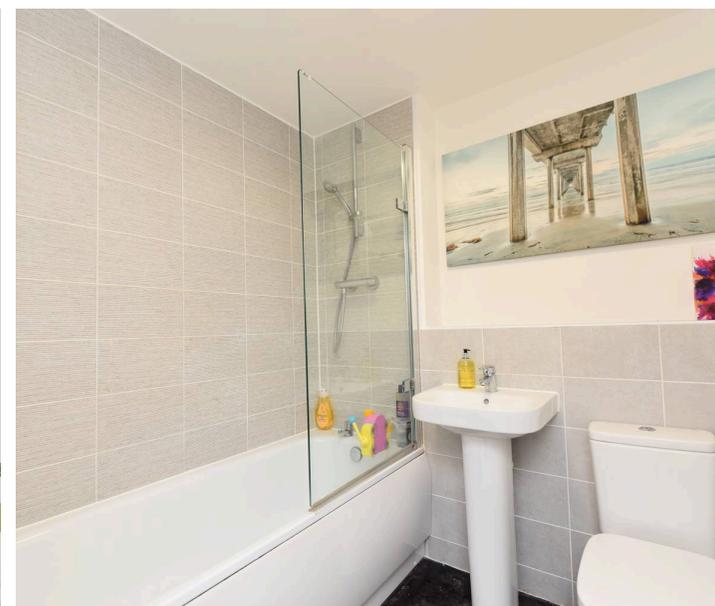
#### **LOCATION AND AMENITIES**

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.

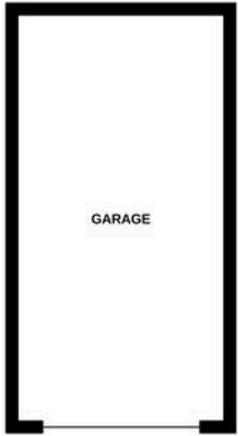
Biggleswade Town Centre is just over a mile away, offering a variety of shops, bars, and restaurants, with additional branded retail options available at the A1 Retail Park on the outskirts of town. For commuters, the mainline train station provides fast and direct services to London Kings Cross and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

Council Tax band: D

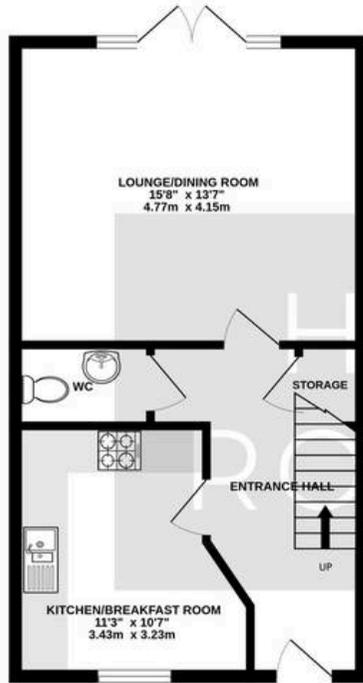
Tenure: Freehold



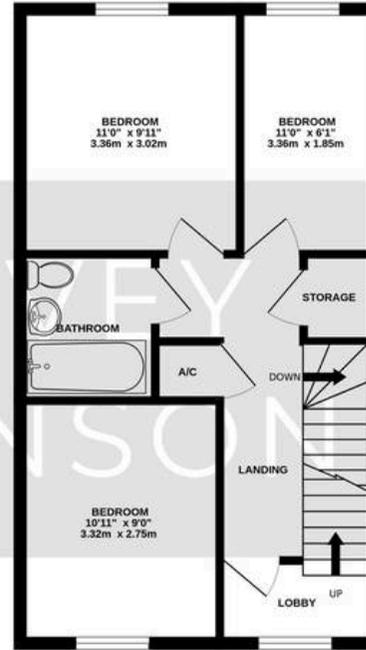
GARAGE  
185 sq.ft. (17.2 sq.m.) approx.



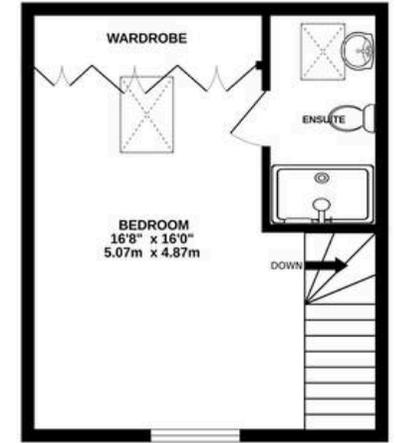
GROUND FLOOR  
446 sq.ft. (41.4 sq.m.) approx.



FIRST FLOOR  
456 sq.ft. (42.3 sq.m.) approx.



SECOND FLOOR  
306 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA : 1393 sq.ft. (129.4 sq.m.) approx.

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### FAQ'S

Tenure: Freehold

Constructed: 2018

Rear Garden Aspect: North-East

Council Tax Band: D

Primary School Catchment: St Andrews East

Secondary School Catchment: Edward Peake / Stratton

Postcode for SatNav: SG18 8TY

What3Words Location: [///engrossed.ordinary.cassettes](https://www.what3words.com/engrossed.ordinary.cassettes)

Water Meter: Yes

Boiler Installed: 2018

### SERVICES

Heating: Gas Central Heating

Electricity: Mains

Water: Mains

Sewage: Mains

Broadband: Fibre to the premises

### TRAVEL

Distance to A1: 2.1 miles

Biggleswade Railway Station: 1.3 miles

Cambridge: 21.0 miles

Bedford: 13.3 miles

Milton Keynes: 29.3 miles

London: 46.8 miles

### GENERAL

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.