



Ouse Way, Biggleswade - SG18 8PZ

Guide Price £400,000



HARVEY
ROBINSON

Ouse Way

Biggleswade

- SEMI-DETACHED FAMILY HOME
- THREE BEDROOMS
- MODERN FITTED KITCHEN / BREAKFAST ROOM
- CLOAKROOM + FAMILY BATHROOM
- SPACIOUS LOUNGE
- EN-SUITE FACILITIES TO PRINCIPAL BEDROOM
- ENCLOSED REAR GARDEN
- GARAGE AND DRIVEWAY
- WELL PRESENTED THROUGHOUT
- VIEWINGS HIGHLY ADVISED





Ouse Way

Biggleswade, Biggleswade

We are delighted to present this beautifully maintained three-bedroom semi-detached townhouse, ideally situated within the highly sought-after Kings Reach development in Biggleswade. Offering spacious and contemporary living arranged over three floors, this immaculate home is ready to move into.

The ground floor welcomes you with an inviting entrance hall, a convenient cloakroom, and a stylish kitchen/breakfast room complete with integrated appliances. To the rear, a bright and airy lounge features French doors that open directly onto the enclosed rear garden, creating a perfect space for both relaxing and entertaining.

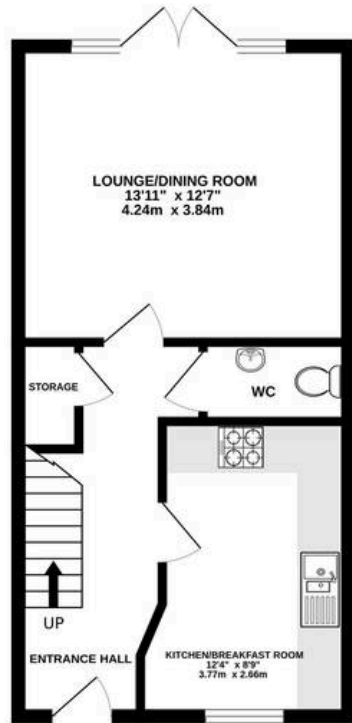
The first floor continues to impress, offering two well-proportioned bedrooms, a modern family bathroom, and a versatile lobby area ideal for use as a study space which leads through to the upper level. Occupying the entire second floor, the principal bedroom provides a superb private retreat, benefitting from fitted wardrobes and a contemporary en-suite shower room.

Externally, the property boasts a fully enclosed rear garden, mainly laid to lawn and complemented by two paved patio areas—ideal for outdoor dining and leisure. Further advantages include a single garage and a driveway providing off-road parking for multiple vehicles.

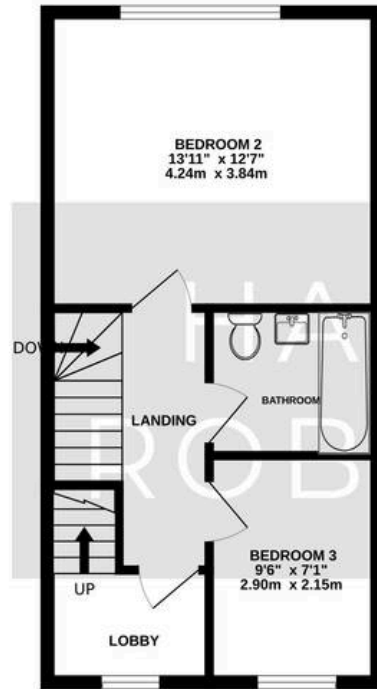
Combining modern design with comfort and practicality, this exceptional home is perfectly suited to family living. Early viewing is highly recommended to fully appreciate all that it has to offer.



GROUND FLOOR
389 sq.ft. (36.1 sq.m.) approx.



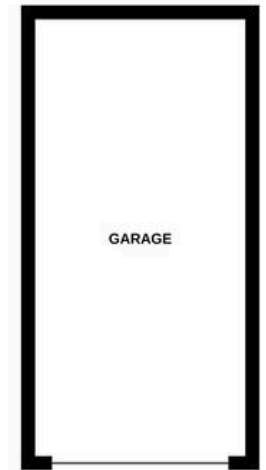
1ST FLOOR
389 sq.ft. (36.1 sq.m.) approx.



2ND FLOOR
262 sq.ft. (24.3 sq.m.) approx.



OUTSIDE
178 sq.ft. (16.5 sq.m.) approx.



TOTAL FLOOR AREA : 1217 sq.ft. (113.1 sq.m.) approx.
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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.

FAQ'S

Property Tenure: Freehold

Property Constructed : 2017

Council Tax Band: D

Garden facing: South-East

Boiler Installed: 2017

Boiler serviced: TBC

Primary School Catchment: St Andrews East

Secondary School Catchment: Edward Peake / Stratton

EPC Rating: B

What3Words Location: [///odds.live.evaporate](https://www.what3words.com/odds.live.evaporate)

SERVICES

Heating: Gas Central Heating

Electricity: Mains

Water: Mains

Sewage: Mains

Broadband: Fibre to Premises

