



Coates Road, Biggleswade - SG18 8US

Guide Price £400,000



HARVEY
ROBINSON

2 Coates Road

Biggleswade, Biggleswade

- SEMI-DETACHED FAMILY HOME
- THREE GENEROUS SIZE BEDROOMS
- SPACIOUS LOUNGE WITH A BAY WINDOW
- FANTASTIC SIZE KITCHEN / DINING ROOM
- DOWNSTAIRS CLOAKROOM + FAMILY BATHROOM
- ENSUITE TO THE MASTER
- LOW MAINTENANCE REAR GARDEN
- SINGLE GARAGE AND DRIVEWAY
- WELL PRESENTED THROUGHOUT
- CLOSE TO AMENITIES

We are delighted to offer for sale this well-maintained three-bedroom semi-detached home, ideally situated within the sought-after Kings Reach development in Biggleswade. The ground floor offers a welcoming entrance hall, a convenient cloakroom, a spacious kitchen/dining area perfect for modern living, and a bright lounge featuring an attractive bay window.

Upstairs, the property comprises three generously sized bedrooms, including a principal bedroom with its own ensuite, as well as a contemporary family bathroom.

Externally, the home benefits from a landscaped rear garden, predominantly laid with low-maintenance artificial lawn and complemented by a decking area ideal for outdoor dining and relaxation. To the side of the property you can find a single garage and driveway provide ample parking.





Coates Road

Biggleswade, Biggleswade

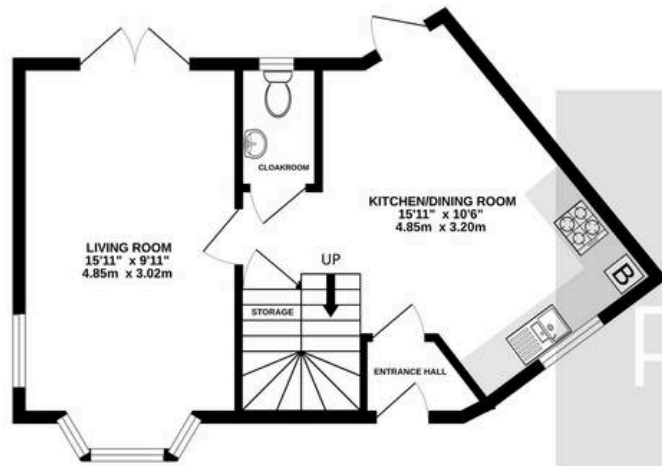
LOCATION AND AMENITIES

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.

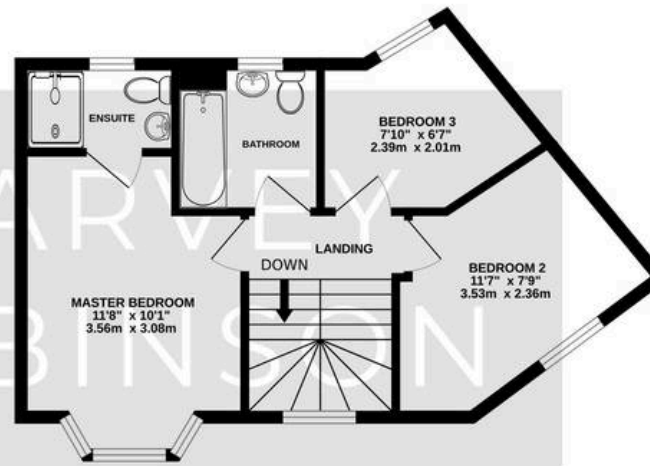
Biggleswade Town Centre is just over a mile away, offering a variety of shops, bars, and restaurants, with additional branded retail options available at the A1 Retail Park on the outskirts of town. For commuters, the mainline train station provides fast and direct services to London Kings Cross and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



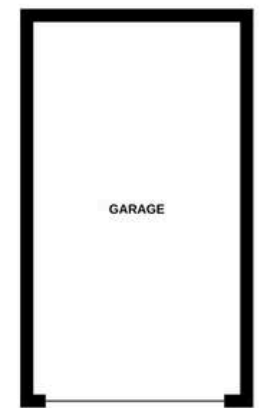
GROUND FLOOR
409 sq.ft. (38.0 sq.m.) approx.



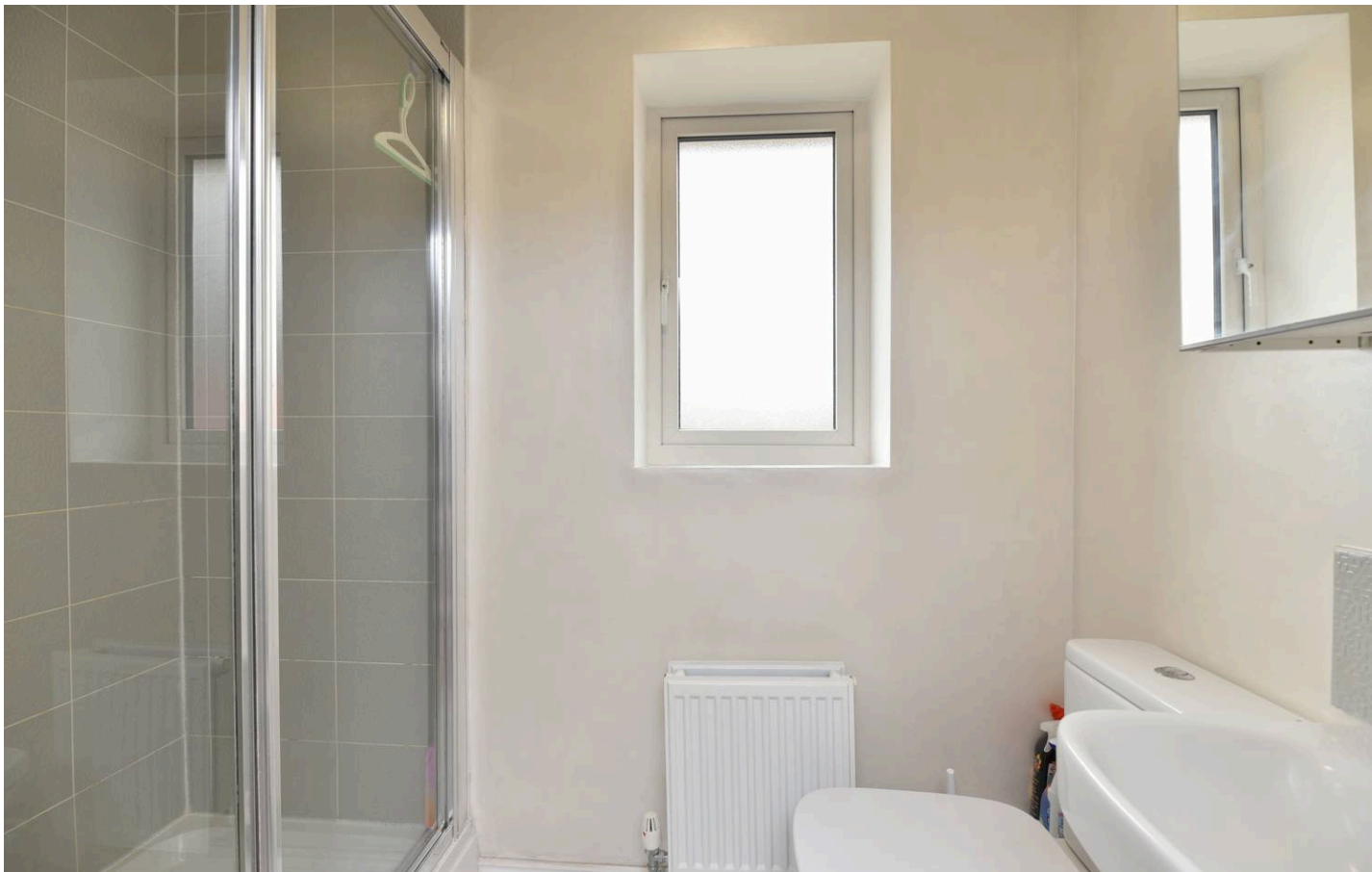
1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



GARAGE
173 sq.ft. (16.1 sq.m.) approx.



TOTAL FLOOR AREA : 988 sq.ft. (91.8 sq.m.) approx.
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Biggleswade, Biggleswade

FAQ'S Tenure: Freehold

Constructed: 2016

Rear Garden Aspect: West

Council Tax Band: D

Primary School Catchment: St Andrews East

Secondary School Catchment: Edward Peake / Stratton

Postcode for SatNav: SG18 8US

What3Words Location: ///brave.plotter.chains

Water Meter: Yes

Boiler Installed: December 2025

Loft: Partially boarded

SERVICES

Heating: Gas Central Heating

Electricity: Mains

Water: Mains

Sewage: Mains

Broadband: Fibre to the premises



TRAVEL

Distance to A1: 1.9 miles

Biggleswade Railway Station: 1.3 mile walk

Cambridge: 21.0 miles

Bedford: 13.3 miles

Milton Keynes: 29.3 miles

London: 46.8 miles