



# Chamberlain Park, Biggleswade - SG18 8GT

Guide Price £385,000



HARVEY  
ROBINSON

- NO ONWARD CHAIN
- FAMILY HOME ARRANGED OVER THREE FLOORS
- THREE DOUBLE BEDROOMS
- OPEN PLAN LIVING ACCOMMODATION
- INTEGRATED KITCHEN APPLIANCES
- EN-SUITE TO PRINCIPAL BEDROOM
- CLOAKROOM + FAMILY BATHROOM
- ENCLOSED REAR GARDEN
- GARAGE AND PARKING
- WALKING DISTANCE TO LOCAL AMENITIES

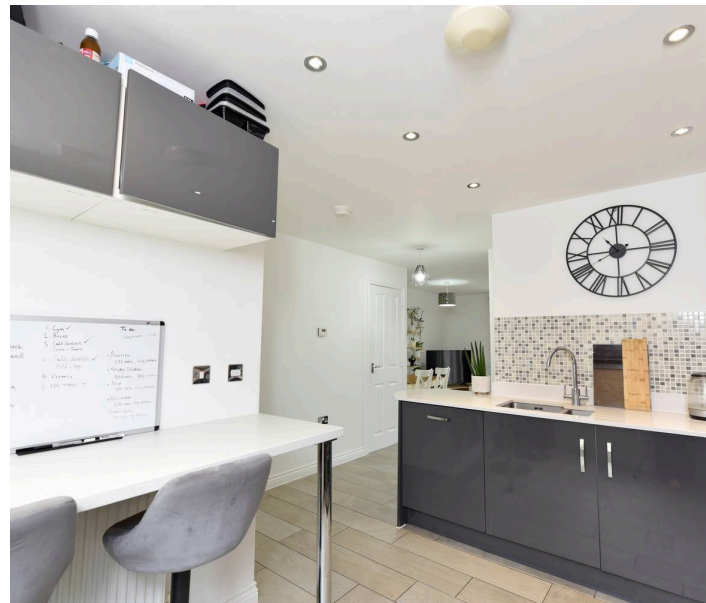
### LOCATION AND AMENITIES

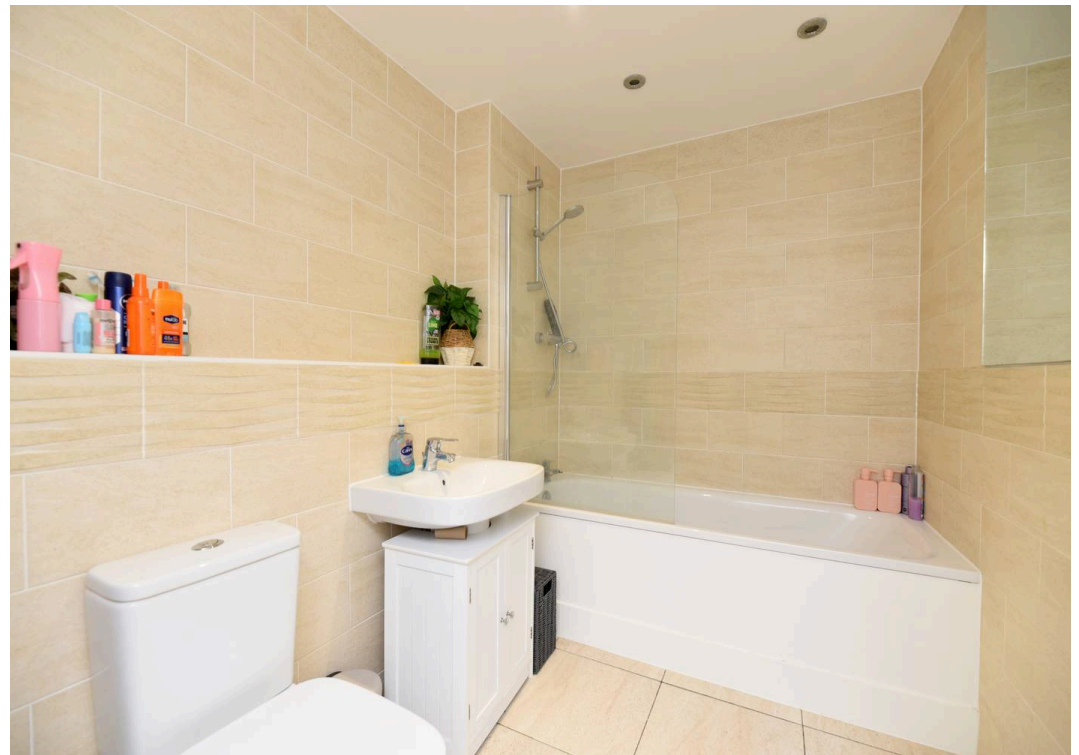
The property is located a short walk from Central Square, providing easy access to all the main amenities on the Kings Reach development. There is a convenience store, primary school, community centre and café nearby, along with play parks and open green spaces, making it a great area for families.

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.

For commuters, Biggleswade train station provides direct services to London Kings Cross and St Pancras in under 40 minutes, and the A1 offers convenient road links north and south.

This property offers a quiet residential setting with good access to local facilities and transport connections.



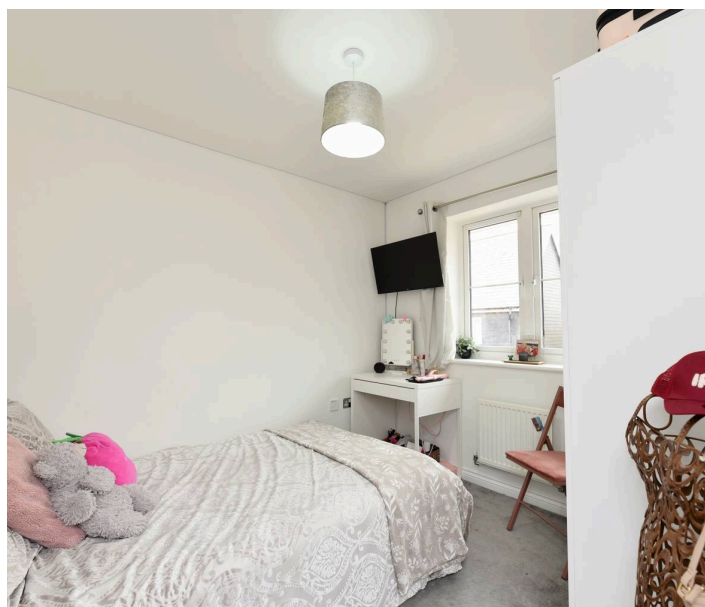


We are pleased to offer this beautifully maintained three double bedroom end of terrace family home, available with no onward chain, and ideally positioned within the highly sought-after Kings Reach development. Constructed by Taylor Wimpey in 2014 to the popular 'Dunton' design, this modern home provides spacious and versatile accommodation arranged across three well-planned floors.

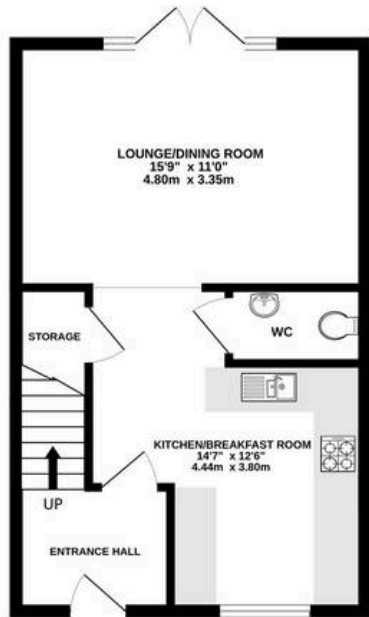
The ground floor features a welcoming entrance hall, a convenient cloakroom, and a modern kitchen/breakfast room that flows seamlessly into a generously sized lounge—perfect for both everyday family living and entertaining guests. On the first floor, you will find two well-proportioned double bedrooms alongside a stylish family bathroom. The entire second floor is dedicated to an impressive master suite, complete with its own ensuite shower room.

Externally, the property benefits from a fully enclosed, low-maintenance rear garden, as well as a leasehold garage and parking directly in front.

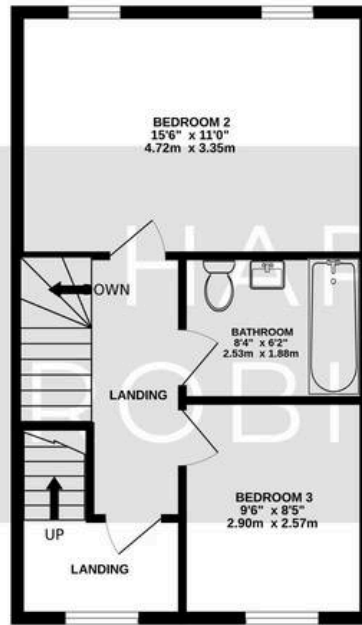
This superb home presents an excellent opportunity for families looking for a modern property in a vibrant and well-connected community.



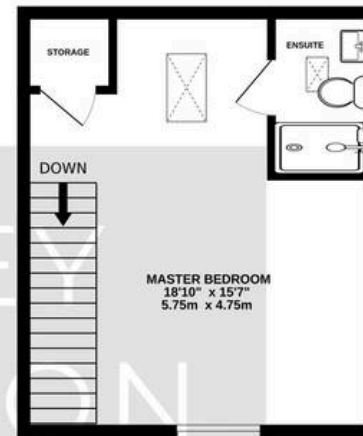
GROUND FLOOR  
402 sq.ft. (37.4 sq.m.) approx.



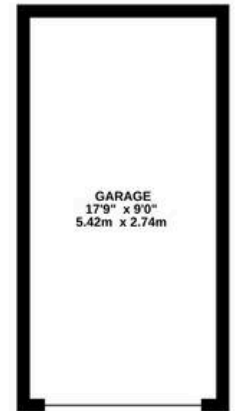
1ST FLOOR  
430 sq.ft. (39.9 sq.m.) approx.



2ND FLOOR  
297 sq.ft. (27.5 sq.m.) approx.



GARAGE  
160 sq.ft. (14.9 sq.m.) approx.



TOTAL FLOOR AREA : 1288 sq.ft. (119.7 sq.m.) approx.

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## FAQ'S

Property Tenure: Freehold

Garage Tenure: Leasehold

Council Tax Band: D

Garden facing: West

Boiler Installed: 2014

Boiler serviced: Feb 2025

Primary School Catchment: St Andrews East

Secondary School Catchment: Edward Peake / Stratton

EPC Rating: B

What3Words Location: ///prevents.clenching.ladders

## SERVICES

Heating: Gas Central Heating

Electricity: Mains

Water: Mains

Sewage: Mains

Broadband: Fibre to premises

## TRAVEL

Distance to A1: 1.9 miles

Biggleswade Railway Station: 1.2 Walking Distance

Cambridge: 21.0 miles

Bedford: 13.4 miles

Milton Keynes: 29.7 miles

London: 46.5 miles