



Hawking Drive, Biggleswade - SG18 8GN

Guide Price £240,000



HARVEY
ROBINSON

- TWO BEDROOMS
- DETACHED COACH HOUSE
- CHAIN FREE
- OPEN-PLAN ACCOMMODATION
- INTEGRATED KITCHEN APPLIANCES
- WELL PRESENTED THROUGHOUT
- ENCLOSED GARDEN
- CLOSE TO AMENITIES
- CARPORT AND VISITORS PARKING
- VIEWINGS HIGHLY ADVISED

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.



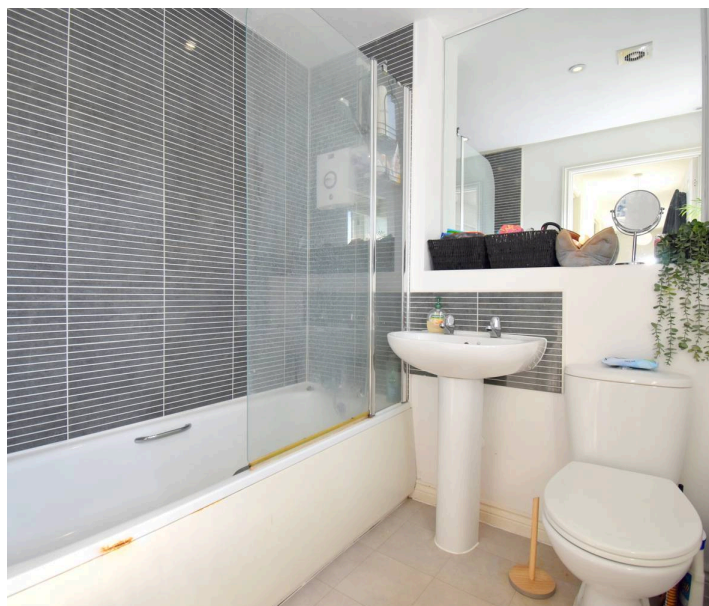


We are delighted to present this well-maintained and chain-free two bedroom modern coach house, ideally positioned within the highly desirable Kings Reach development.

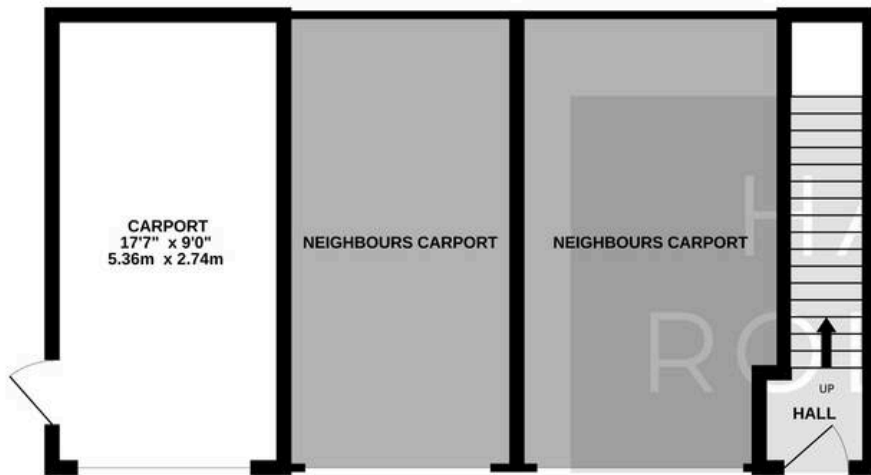
Offering stylish and contemporary open-plan living, the accommodation briefly comprises a spacious lounge and dining area flowing seamlessly into a well-equipped kitchen featuring a range of integrated appliances, including a fridge/freezer, washing machine, and dishwasher. The property further benefits from two generously sized bedrooms, with fitted wardrobes to the principal bedroom, alongside a modern family bathroom.

Externally, the home enjoys an enclosed courtyard-style garden, a covered car port providing parking for one vehicle, and additional visitor parking nearby.

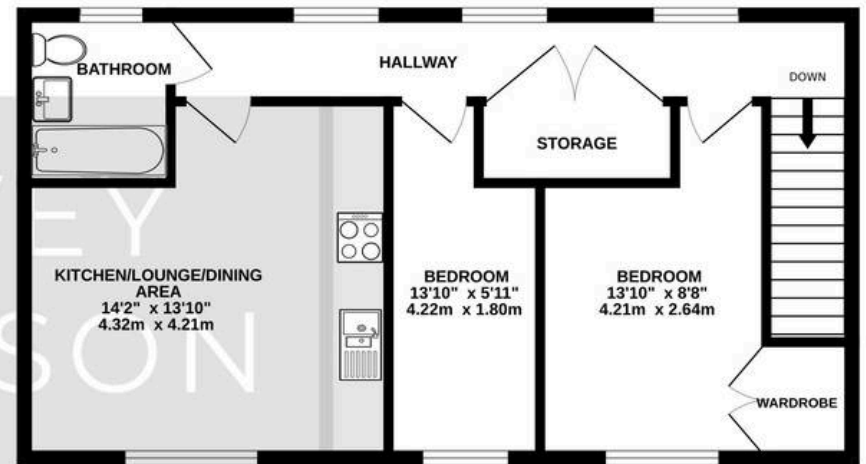
This attractive home would make an ideal first-time purchase, investment opportunity, or downsize move, and early viewing is highly recommended.



GROUND FLOOR
220 sq.ft. (20.4 sq.m.) approx.



1ST FLOOR
551 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA : 771 sq.ft. (71.7 sq.m.) approx.

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FAQ'S

Property Tenure: Leasehold

Annual Service Charge approximately: £1439

Annual Ground Rent approximately: £331.77

Property Built: 2013

Council Tax Band: B

Primary School Catchment: St Andrews East

Secondary School Catchment: Stratton

Water Meter: Yes

Loft: Boarded with light and ladder

EPC Rating: B

What3Words Location: ///////////////slimmer.hamsters.internet

Potential Rental Income: £1250 PCM

TRAVEL

Distance to A1: 1.7 miles

Biggleswade Railway Station: 1.0 mile

Cambridge: 20.8 miles

Bedford: 16.0 miles

London: 46.2 miles

