



Cooks Way, Biggleswade - SG18 0GY

Guide Price £380,000



HARVEY  
ROBINSON

- END TERRACE TOWN HOUSE
- THREE GOOD-SIZE BEDROOMS
- EN-SUITE TO PRINCIPAL BEDROOM
- KITCHEN / BREAKFAST ROOM
- LOUNGE/DINING ROOM AND SEPARATE CONSERVATORY
- CLOAKROOM + FAMILY BATHROOM
- LANDSCAPED REAR GARDEN
- GARAGE AND OFF-ROAD PARKING
- SHORT DISTANCE TO TOWN CENTRE AND MAINLINE STATION
- WELL PRESENTED THROUGHOUT WITH VIEWINGS ADVISED

#### LOCATION AND AMENITIES

Situated just a short distance from the town centre, this property is ideally positioned within easy reach of a wide range of local amenities, schools, and scenic countryside walks along the nearby River Ivel. Biggleswade town centre is less than a mile away and offers a variety of shops, bars, and restaurants, with further big-brand retailers available at the nearby Retail Park. For commuters, excellent transport links are close by, with the A1 providing direct routes both North and South, and the mainline train station offering fast and frequent services to London King's Cross and St Pancras in under 40 minutes. This makes the home a perfect choice for families and professionals alike. A viewing comes highly recommended to fully appreciate the space, condition, and lifestyle this lovely home has to offer.





This well maintained and spacious three-bedroom end-of-terrace family home is ideally located in the highly sought-after Cooks Way area, just a short distance from Biggleswade town centre and the mainline train station—perfect for commuters and families alike.

Arranged over three well-designed floors, the property offers versatile and practical living space throughout. The ground floor features a welcoming entrance hall, a convenient cloakroom, a modern kitchen/breakfast room, and a generous lounge/dining area. French doors open into a spacious conservatory, providing additional living and dining space with views over the rear garden.

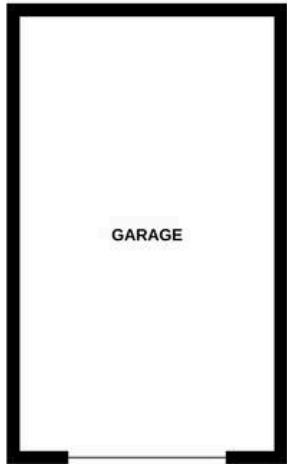
On the first floor, you'll find two well-proportioned bedrooms, with the second benefiting from ample fitted wardrobes. A contemporary family bathroom serves this level, along with a useful lobby area—ideal for a home office or study space. The impressive principal bedroom occupies the entire second floor, complete with extensive eaves storage and an ensuite shower room.

Externally, the property boasts a private, landscaped rear garden featuring a paved patio area—perfect for outdoor dining and entertaining. There is also side gated access leading to a single garage and allocated parking.

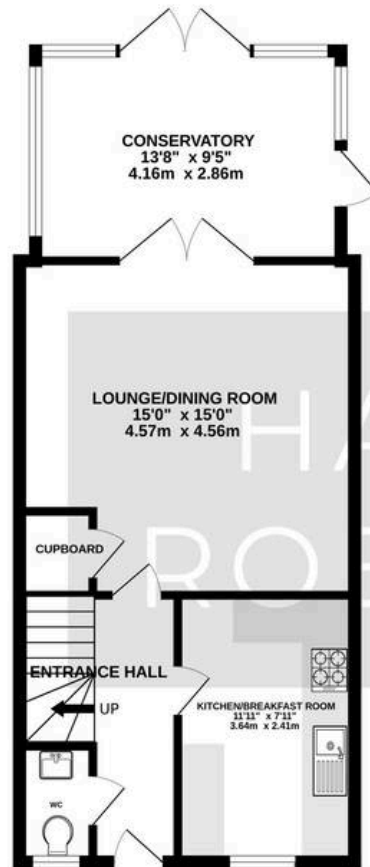
This superb home presents an excellent opportunity for families seeking modern living in a thriving and well-connected community. Early viewing is highly recommended.



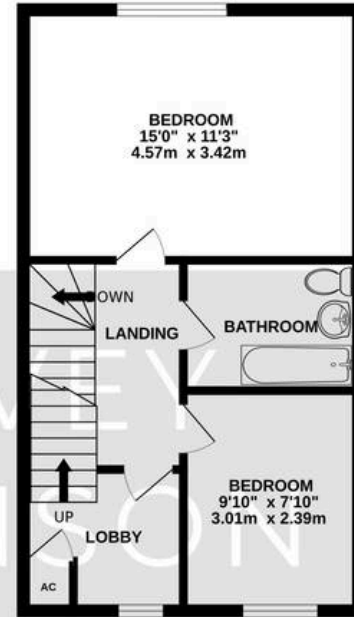
GARAGE  
240 sq.ft. (22.3 sq.m.) approx.



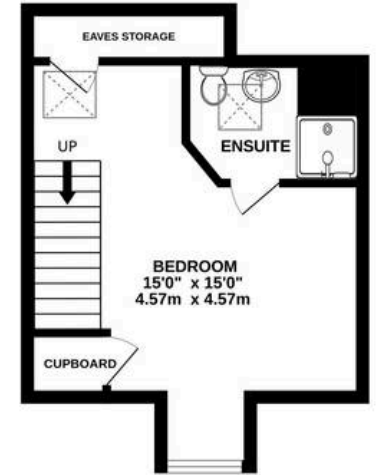
GROUND FLOOR  
532 sq.ft. (49.4 sq.m.) approx.



FIRST FLOOR  
403 sq.ft. (37.5 sq.m.) approx.



SECOND FLOOR  
253 sq.ft. (23.5 sq.m.) approx.



TOTAL FLOOR AREA : 1428 sq.ft. (132.7 sq.m.) approx.

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## FAQ'S

Property Tenure: Freehold

Property Built: 2006

Council Tax Band: D

Garden facing: West

Boiler Installed: TBC

Boiler serviced: TBC

Primary School Catchment: Lawnside/ Biggleswade

Academy / St Andrews West

Secondary School Catchment: Edward Peake / Stratton

EPC Rating: C

What3Words Location: [///profile.tint.playfully](https://www.what3words.com/#!/profile/tint.playfully)

## SERVICES

Heating: Gas Central Heating

Electricity: Mains

Water: Mains

Sewage: Mains

## TRAVEL

Distance to A1: 1.3 miles

Biggleswade Railway Station: 0.8 miles

Cambridge: 20.6 miles

Bedford: 13.0 miles

Milton Keynes: 28.8 miles

London: 45.4 miles