



Eris Avenue, Biggleswade - SG18 8FH

Guide Price £350,000



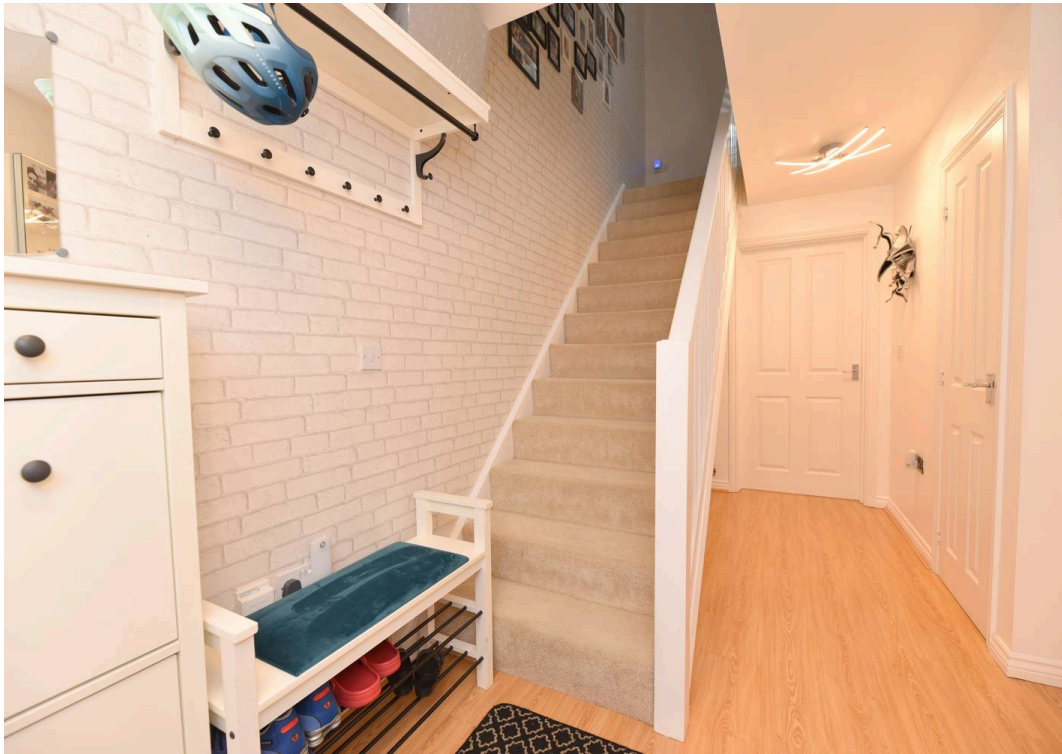
HARVEY
ROBINSON

Eris Avenue

Biggleswade

- SEMI-DETACHED FAMILY HOME
- TWO DOUBLE BEDROOMS
- SPACIOUS LOUNGE / DINING ROOM
- WELL MAINTAINED KITCHEN
- DOWNSTAIRS CLOAKROOM
- FAMILY BATHROOM
- LOW MAINTANCE REAR GARDEN
- DESIGNATED PARKING SPACE
- SOUGHT AFTER LOCATION
- WELL PRESENTED THROUGHOUT





Eris Avenue

Biggleswade

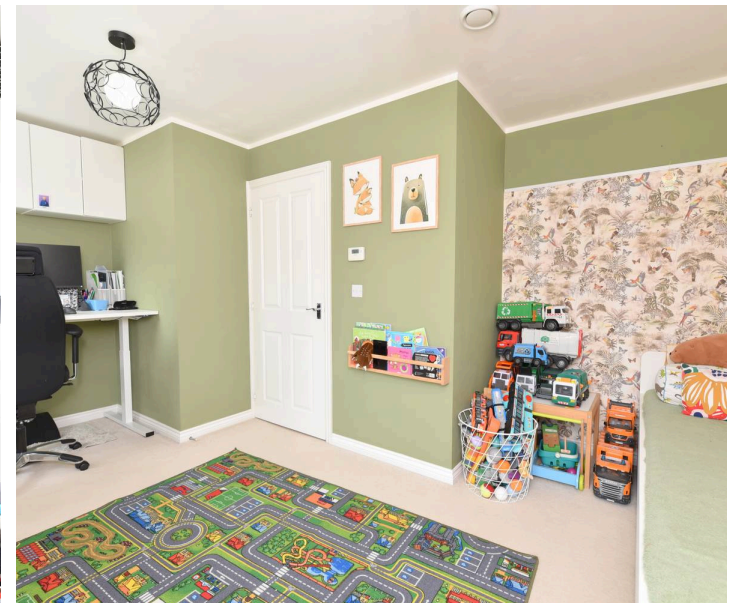
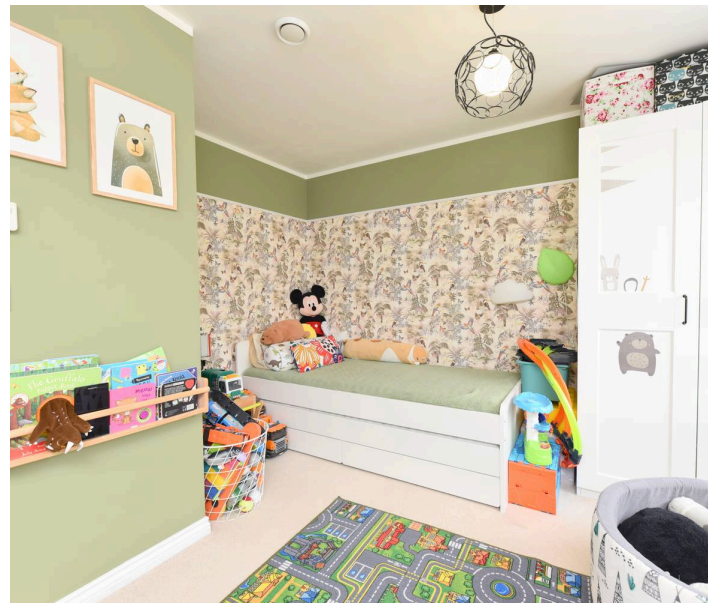
We are delighted to offer for sale this well-presented two double-bedroom semi-detached home, situated within the highly sought-after Kings Reach development in Biggleswade.

The property offers spacious and well-proportioned accommodation, comprising an entrance hall, cloakroom, modern fitted kitchen, and a generous lounge/dining room with French doors opening onto the rear garden. To the first floor, there are two double bedrooms and a contemporary family bathroom.

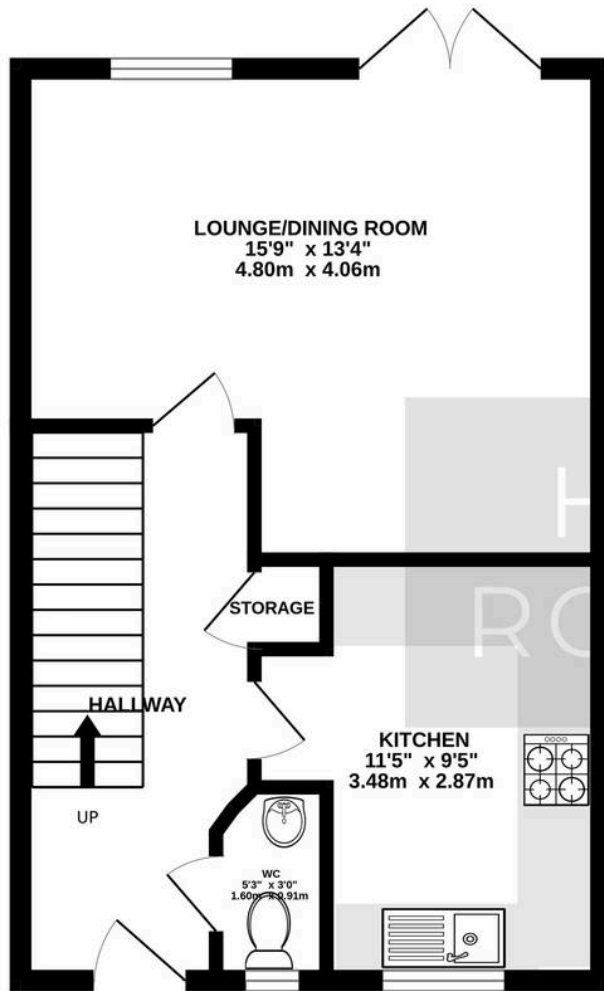
The home has been recently redecorated throughout, providing a fresh and stylish finish that is ready for immediate occupation.

Externally, the property benefits from a generous enclosed rear garden, predominantly laid to lawn, with a paved patio area ideal for outdoor dining and entertaining. A storage shed provides useful additional storage, while off-road parking is available for one vehicle.

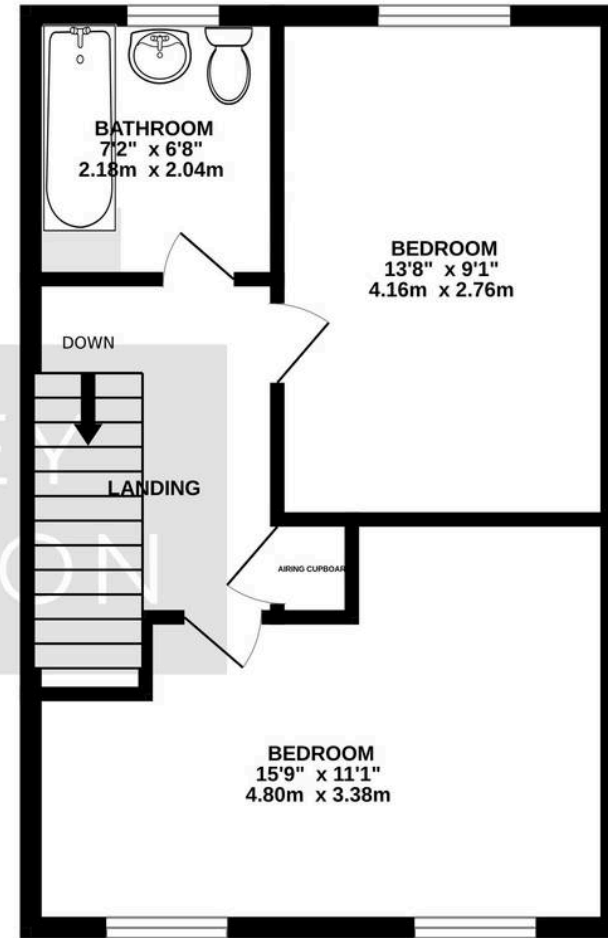
This attractive home would make an ideal first-time purchase, investment opportunity, or downsizing option, and early viewing is highly recommended.



GROUND FLOOR
389 sq.ft. (36.2 sq.m.) approx.



1ST FLOOR
389 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 779 sq.ft. (72.4 sq.m.) approx.

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Biggleswade

FAQ'S

Property Tenure: Freehold

Property Built: 2012

Council Tax Band: C

Rear Garden Aspect: West

Water Meter: Yes

Boiler Installed: 2012

Boiler Last Serviced: TBC

EPC Rating: TBC

Loft: Partly Partly Boarded

Primary School Catchment: St Andrews East

Secondary School Catchment: Edward Peake

SERVICES

Heating: Gas Central Heating

Electricity: Mains

Water: Mains

Sewage: Mains

Broadband: Fibre to premises

TRAVEL

Distance to A1: 1.7 miles

Biggleswade Railway Station: 1.1 miles walk

Cambridge: 20.7 miles

Bedford: 15.6 miles

Milton Keynes: 31.6 miles

London: 46.7 miles

