



Hollyhock Way, Biggleswade - SG18 8YQ

Guide Price £440,000



HARVEY
ROBINSON

- SEMI-DETACHED FAMILY HOME
- FOUR BEDROOMS
- SPACIOUS LOUNGE
- MODERN KITCHEN/DINING ROOM WITH INTEGRATED APPLIANCES
- EN-SUITE TO PRINCIPAL BEDROOM
- DOWNSTAIRS CLOAKROOM
- SOUTH FACING REAR GARDEN
- WELL PRESENTED THROUGHOUT
- DRIVEWAY FOR MULTIPLE VEHICLES
- SOUGHT AFTER ORCHARD CHASE DEVELOPMENT

LOCATION AND AMENITIES

Orchard Chase is ideally located on the eastern edge of Biggleswade, offering the perfect balance of modern family living and easy access to everyday conveniences. Residents benefit from excellent transport links, with Biggleswade railway station providing regular services to London King's Cross and the nearby A1 offering swift road connections north and south.

The town itself boasts a wide range of shops, cafés, and restaurants, while the A1 Retail Park features well-known brands such as M&S, Next, and Boots. Families will appreciate the choice of highly regarded schools in the area, including Biggleswade Academy, Stratton School, and specialist education at Shuttleworth College. For leisure and recreation, the Saxon Pool & Leisure Centre, local parks, and the picturesque "Green Wheel" walking and cycling network are all close by. Designed with community in mind, the Orchard Chase development itself includes landscaped green spaces and play areas, creating a welcoming environment for families to grow and thrive.



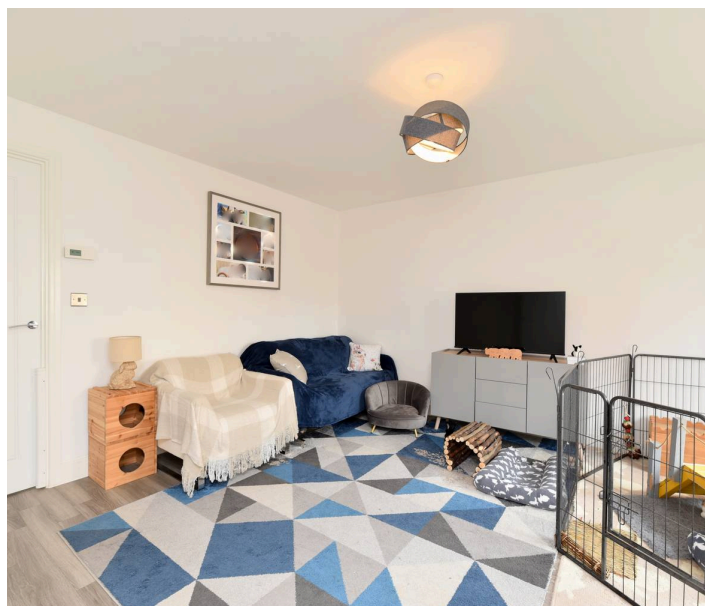


We are pleased to offer for sale this well-presented four-bedroom semi-detached family home, arranged over three floors and situated within the highly sought-after Orchard Chase development. The ground floor comprises an entrance hall leading to a spacious lounge, cloakroom, and a modern kitchen/dining room with integrated appliances. French doors open directly onto the rear garden, creating an ideal space for everyday family living and entertaining.

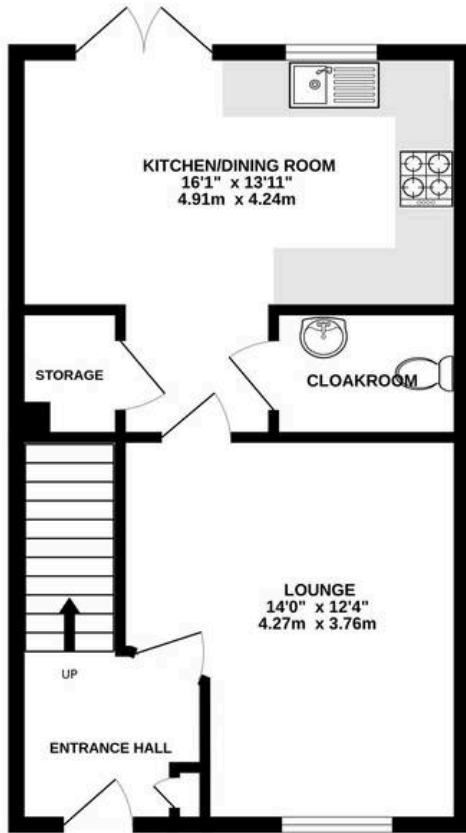
The first floor offers three well-proportioned bedrooms, complemented by a contemporary family bathroom. Occupying the entire second floor, the principal bedroom benefits from built-in wardrobes and an en-suite shower room.

Externally, the property boasts an enclosed south-facing rear garden, predominantly laid to lawn. To the front, the driveway provides off-road parking for multiple vehicles.

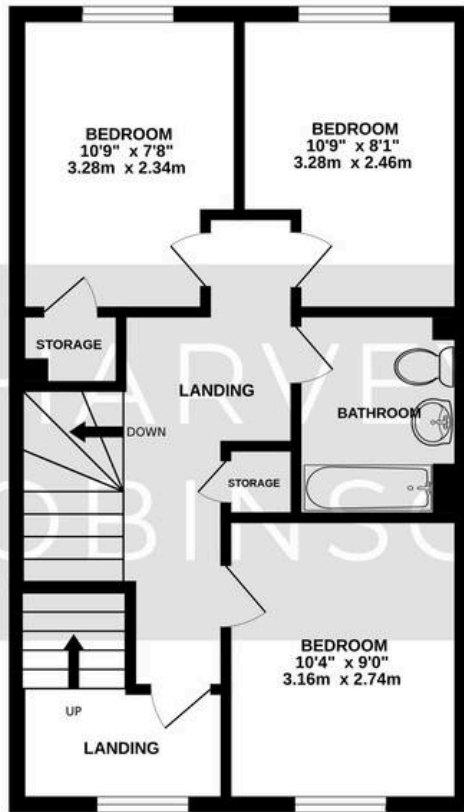
Conveniently located within easy reach of well-regarded schools, local amenities, and excellent transport links, this home offers modern living in a popular and family-friendly setting.



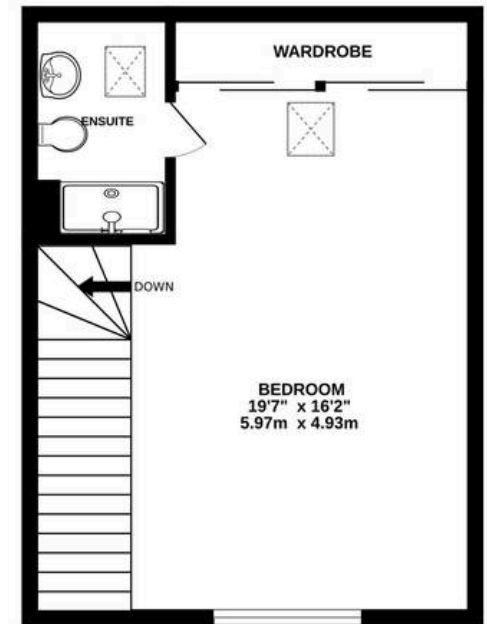
GROUND FLOOR
448 sq.ft. (41.7 sq.m.) approx.



FIRST FLOOR
457 sq.ft. (42.4 sq.m.) approx.



SECOND FLOOR
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA : 1254 sq.ft. (116.5 sq.m.) approx.

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FAQ'S

Tenure: Freehold

Constructed: 2021

Rear Garden Aspect: South

Council Tax Band: D

Primary School Catchment: Biggleswade Academy / St Andrews

Secondary School Catchment: Edward Peake / Stratton

Postcode for SatNav: SG18 8YQ

What3Words Location: [:///clattered.tablet.quietly](#)

Water Meter: Yes

Boiler Installed: 2021

EV Charging: Yes

SERVICES

Heating: Gas Central Heating

Electricity: Mains

Water: Mains

Sewage: Mains

Broadband: Fibre to premises

TRAVEL

Distance to A1: 0.8 miles

Biggleswade Railway Station: 1.6 Walking Distance

Cambridge: 19.8 miles

Bedford: 14.2 miles

Milton Keynes: 30.1 miles

London: 45.6 miles