



## Walker Mead, Biggleswade - SG18 8GW

Guide Price £300,000



HARVEY  
ROBINSON

- COACH HOUSE
- TWO DOUBLE BEDROOMS
- OPEN PLAN ACCOMMODATION
- INTEGRATED APPLIANCES
- EN-SUITE TO PRINCIPAL BEDROOM
- IMMACULATE CONDITION THROUGHOUT
- SINGLE GARAGE
- WALKING DISTANCE TO AMENITIES
- ON STREET PARKING
- SOUGHT AFTER LOCATION





We are delighted to present this beautifully maintained two double bedroom freehold coach house, built by Taylor Wimpey in 2018 to the popular Edale design and ideally situated within the highly sought-after Kings Reach development.

This stylish and contemporary home offers spacious accommodation throughout, comprising an inviting entrance hallway and a bright open-plan kitchen/living/dining area with integrated appliances — ideal for both everyday living and entertaining. There are two generously sized double bedrooms, including a principal bedroom with en-suite shower room, in addition to a modern family bathroom.

Further benefits include a private single garage and a low-maintenance front garden.

Perfectly suited to first-time buyers, downsizers, or investors alike, this impressive property combines comfort, practicality, and modern living within a thriving and well-connected community.

#### **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.

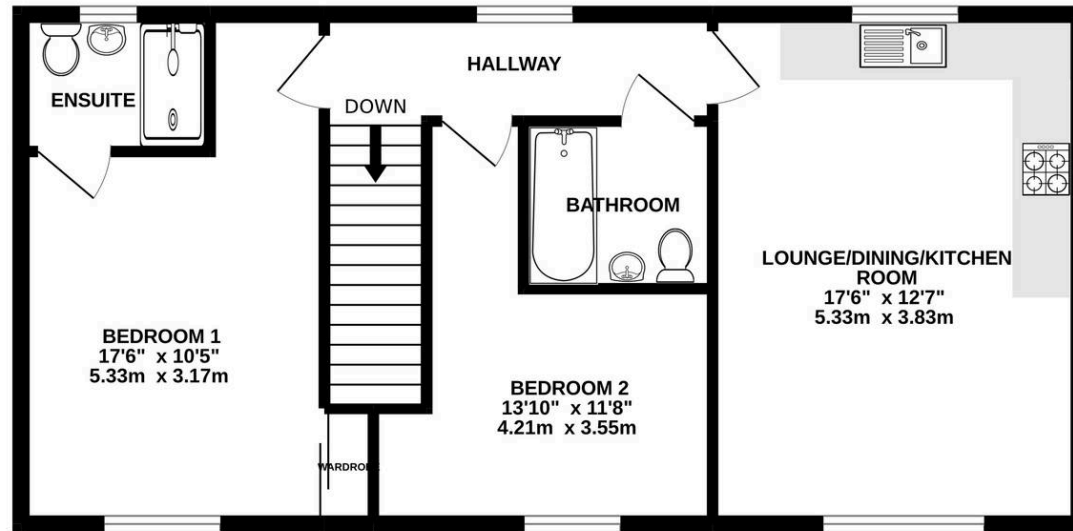
Council Tax band: B

Tenure: Freehold

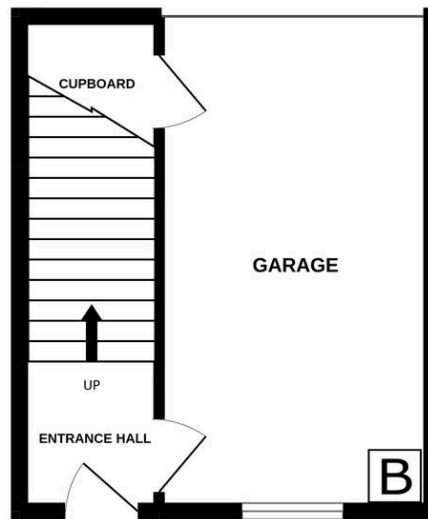
EPG Energy Efficiency Rating: B



FIRST FLOOR  
635 sq.ft. (59.0 sq.m.) approx.



GROUND FLOOR  
240 sq.ft. (22.3 sq.m.) approx.



TOTAL FLOOR AREA : 875 sq.ft. (81.3 sq.m.) approx.



### FAQ'S

Property Tenure: Freehold

Garage Tenure: Leasehold

Council Tax Band: B

Garden facing: West

Boiler Installed: 2018

Boiler serviced: TBC

Primary School Catchment: St Andrews East

Secondary School Catchment: Edward Peake / Stratton

EPC Rating: B

What3Words Location: [///headsets.tries.sandals](https://www.what3words.com/#!/headsets.tries.sandals)

### SERVICES

Heating: Gas Central Heating

Electricity: Mains

Water: Mains

Sewage: Mains

### TRAVEL

Distance to A1: 1.9 miles

Biggleswade Railway Station: 1.2 Walking Distance

Cambridge: 21.0 miles

Bedford: 15.0 miles

Milton Keynes: 31.3 miles

London: 46.1 miles

