



Royal Oak Close, Biggleswade - SG18 0BQ

Guide Price £270,000



HARVEY  
ROBINSON

- TERRACED FAMILY HOME
- TWO BEDROOMS
- CUL-DE-SAC LOCATION
- LOUNGE / DINING ROOM
- KITCHEN / BREAKFAST ROOM
- FAMILY BATHROOM
- ENCLOSED REAR GARDEN
- DESIGNATED PARKING SPACE
- WALKING DISTANCE TO AMENITIES
- VIEWINGS HIGHLY RECOMMENDED





We are delighted to present this well-positioned two-bedroom terraced home, ideally located in the heart of Biggleswade, offering excellent access to local amenities and transport links. The accommodation briefly comprises a welcoming entrance hall leading through to a spacious lounge/dining room, providing a versatile space for both relaxation and entertaining. This is complemented by a well-proportioned kitchen/breakfast room, completing the ground floor.

Upstairs boasts an impressive master bedroom, a generously sized second bedroom, and a well-appointed family bathroom.

Externally, the property benefits from a private, enclosed rear garden, mainly laid to lawn, creating an ideal setting for outdoor relaxation and entertaining. An allocated parking space is conveniently located to the front of the property.

#### **LOCATION AND AMENITIES**

The property is well situated for convenience and lifestyle. Local shops and amenities are within easy reach, and there are primary schools nearby, making it practical for families. For outdoor enthusiasts, scenic walks can be enjoyed along the River Ivel.

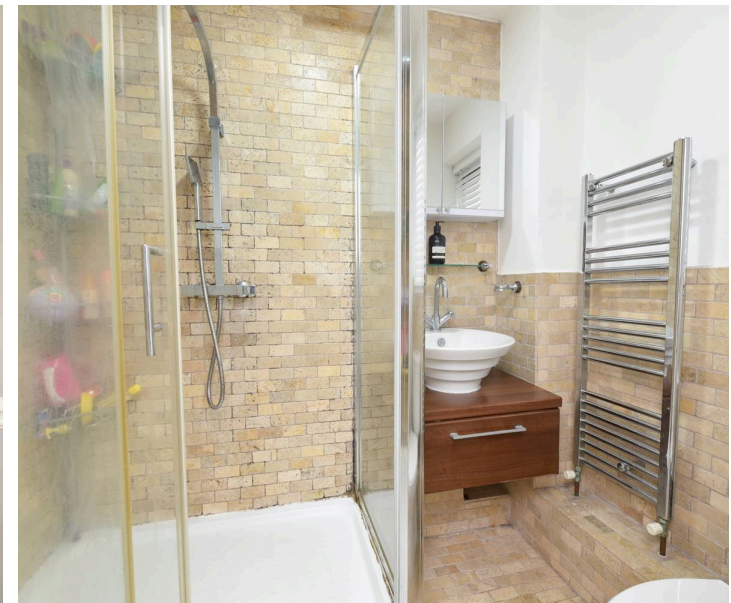
Biggleswade town centre, located under a mile away, offers a wide range of shops, bars, and restaurants, while further big-brand shopping is available at the Retail Park on the outskirts of town. Commuters will benefit from the mainline train station, which provides regular services into London King's Cross and St Pancras in approximately 40 minutes. Road access is also excellent, with the A1 nearby providing convenient routes both north and south.

This property provides a balanced combination of accessibility, local amenities, and lifestyle opportunities, making it a practical choice for families and commuters alike. Viewings are strongly recommended to fully appreciate everything this home has to offer.

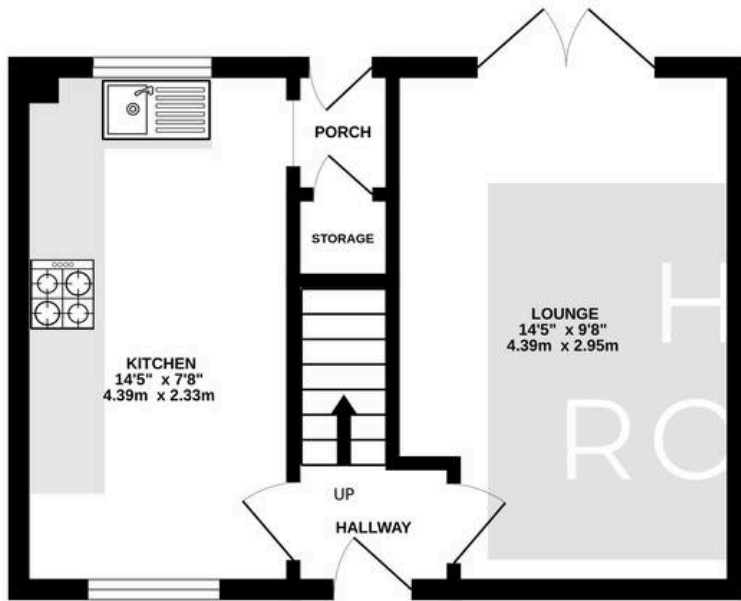
Council Tax band: B

Tenure: Freehold

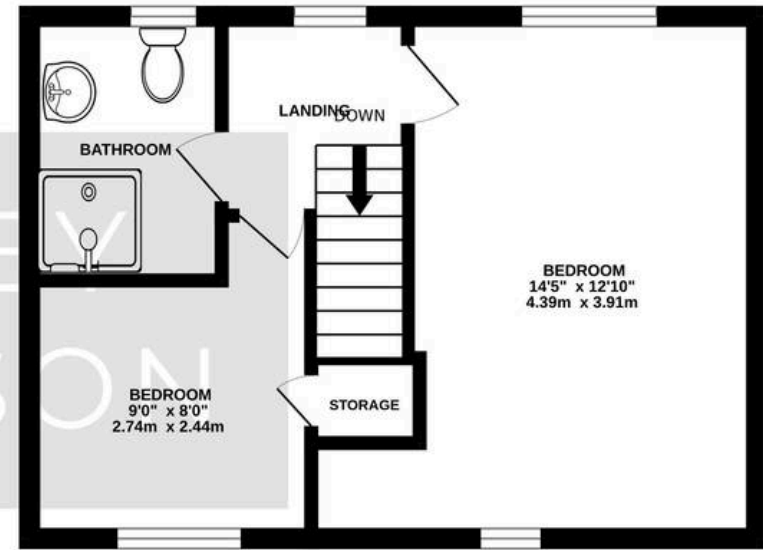
EPG Energy Efficiency Rating: C



GROUND FLOOR



FIRST FLOOR





### FAQ'S

Property Tenure: Freehold

Property Built: 1970-1990

Council Tax Band: B

Rear Garden Aspect: North

Water Meter: Yes

EPC Rating: C

What3Words Location: [///bumping.full.spaceship](https://www.what3words.com/#!/bumping.full.spaceship)

### SERVICES

Heating: Gas Central Heating

Electricity: Mains

Water: Mains

Sewage: Mains

### TRAVEL

Distance to A1: 0.3 miles

Biggleswade Railway Station: 0.7miles

Cambridge: 22.7 miles

Bedford: 11.9 miles

Milton Keynes: 28.0 miles

London: 47.1 miles

