



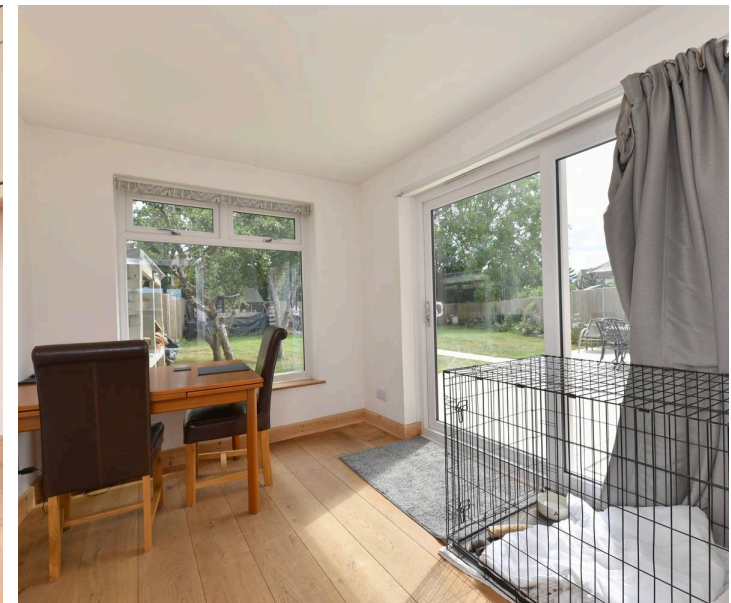
The Rowlands, Biggleswade - SG18 8NZ

Guide Price £350,000



HARVEY
ROBINSON

- SEMI-DETACHED HOME
- TWO DOUBLE BEDROOMS
- SIGNIFICANTLY IMPROVED BY THE CURRENT OWNERS
- SPACIOUS LOUNGE WITH LOG BURNER
- NEWLY FITTED KITCHEN AND REFITTED FAMILY BATHROOM
- SEPERATE DINING ROOM
- LARGE PRIVATE RE-LANDSCAPED GARDEN
- FANTASTIC SCOPE TO EXTEND SUBJECT TO PLANNING PERMISSION
- DRIVEWAY FOR MULTIPLE VEHICLES
- IDEALLY SITUATED CLOSE TO LOCAL AMENITIES





We are delighted to offer for sale this well presented two-bedroom home, ideally situated within walking distance of the town centre and a range of local amenities. Significantly improved by the current owners, this superb property has been thoughtfully modernised throughout to create a stylish and welcoming home ready to move straight into.

The well-planned accommodation comprises a cosy lounge featuring a charming log burner, which flows seamlessly into the dining area, creating the perfect space for both everyday living and entertaining. The recently re-fitted kitchen has been finished to a high standard and is complemented by a separate utility room, adding valuable practicality.

Upstairs, the property offers two generous double bedrooms and a beautifully re-fitted family bathroom.

Externally, the property boasts a fantastic-sized, re-landscaped south-west facing rear garden, providing an ideal space for relaxing, entertaining and enjoying the afternoon and evening sunshine. To the front, a driveway provides convenient off-road parking.

This exceptional home combines modern finishes with generous living space in a highly sought-after location. Early viewing is highly recommended to fully appreciate everything this wonderful property has to offer.

LOCATION AND AMENITIES

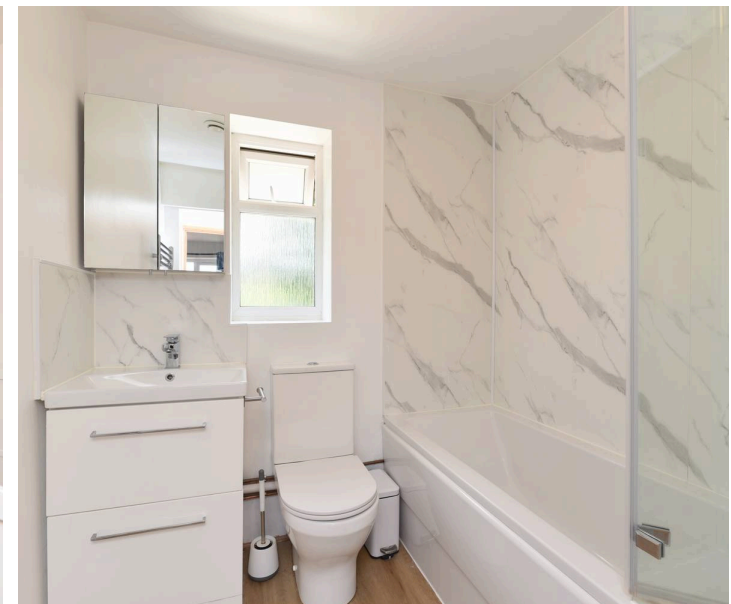
The property is well situated for convenience and lifestyle. Local shops and amenities are within easy reach, and there are primary schools nearby, making it practical for families. For outdoor enthusiasts, scenic walks can be enjoyed along the River Ivel.

Biggleswade town centre, located just over 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.

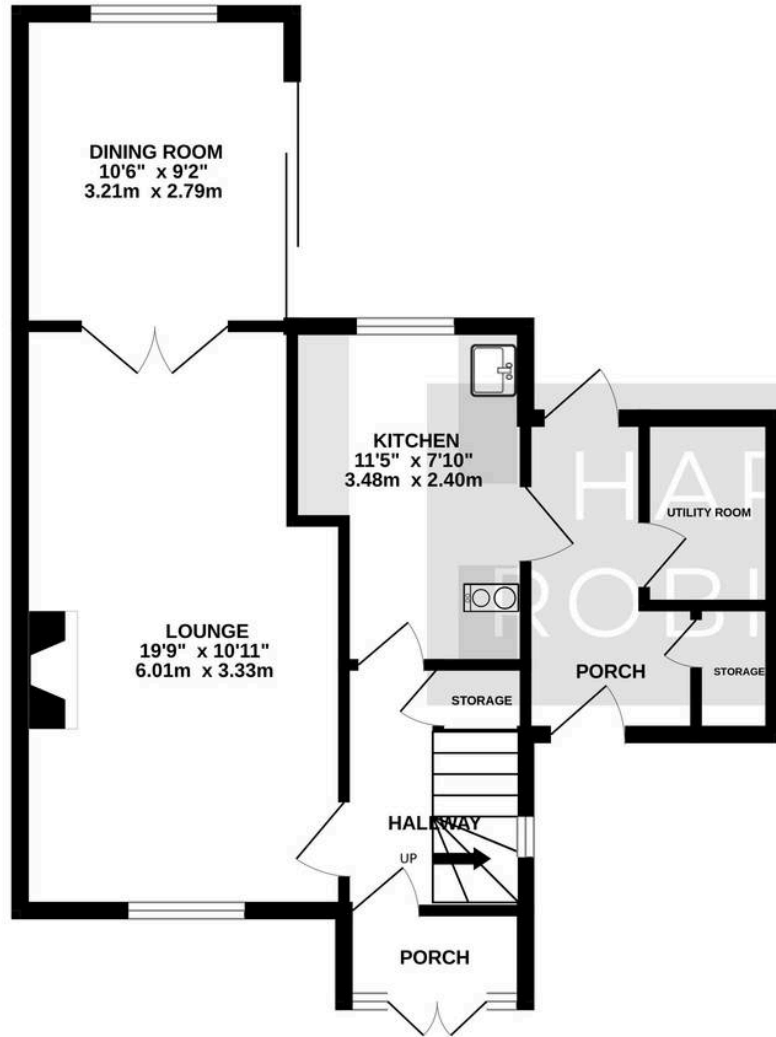
Council Tax band: C

Tenure: Freehold

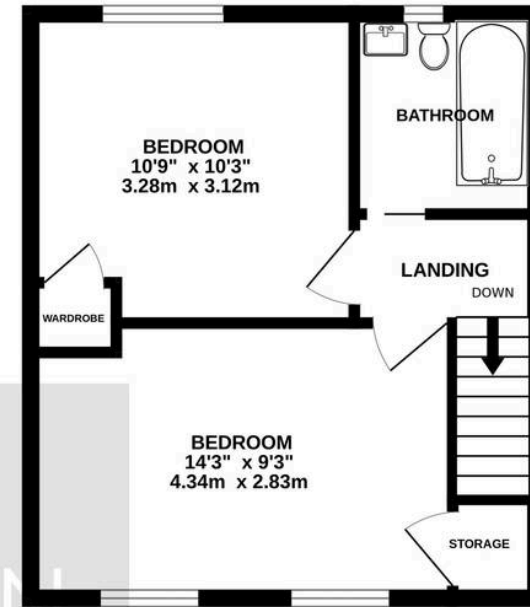
EPC Energy Efficiency Rating: E



GROUND FLOOR
535 sq.ft. (49.7 sq.m.) approx.



FIRST FLOOR
336 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA : 871 sq.ft. (80.9 sq.m.) approx.

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FAQ'S

Tenure: Freehold

Constructed: 1960 - 1970

Rear Garden Aspect: South/West

Council Tax Band: C

Primary School Catchment: Biggleswade Academy / St Andrews

Secondary School Catchment: Edward Peake / Stratton

Postcode for SatNav: SG18 8NZ

Water Meter: Yes

Boiler Installed: 2023

Boiler Serviced: September 2025

Loft: Partially Fully Boarded

What3Words Location: ///shades.messed.strumming

SERVICES

Heating: Gas Central Heating

Electricity: Mains

Water: Mains

Sewage: Mains

Broadband: Fibre to premises

TRAVEL

Distance to A1: 1.3 miles

Biggleswade Railway Station: 1.1 mile walk

Cambridge: 22.2 miles

Bedford: 14.6 miles

Milton Keynes: 30.6 miles

London: 46.1 miles

