



Lynton Edge, Biggleswade - SG18 8YJ

Guide Price £385,000



HARVEY
ROBINSON

- NO ONWARD CHAIN
- TERRACED FAMILY HOME
- THREE DOUBLE BEDROOMS
- EN-SUITE TO PRINCIPAL BEDROOM
- MODERN KITCHEN/DINING ROOM
- BRIGHT LOUNGE WITH FIREPLACE
- CLOAKROOM + FAMILY BATHROOM
- LOW MAINTENANCE REAR GARDEN
- ALLOCATED PARKING FOR TWO VEHICLES
- IMMACULATELY PRESENTED THROUGHOUT





We are delighted to present this beautifully maintained three double bedroom terraced family home, offered to the market with no onward chain and ideally situated within the highly sought-after Kings Reach development. Built by Taylor Wimpey in 2021, this contemporary home offers spacious accommodation arranged over three well-designed floors. The ground floor comprises a welcoming entrance hall, a convenient cloakroom, and a stylish kitchen/dining room fitted with integrated appliances, providing ample space for both everyday family life and entertaining. To the rear, the bright and spacious lounge features an attractive fireplace, while French doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living.

On the first floor, you will find two well-proportioned double bedrooms alongside a stylish family bathroom. The entire second floor is dedicated to an impressive master suite, complete with its own ensuite shower room.

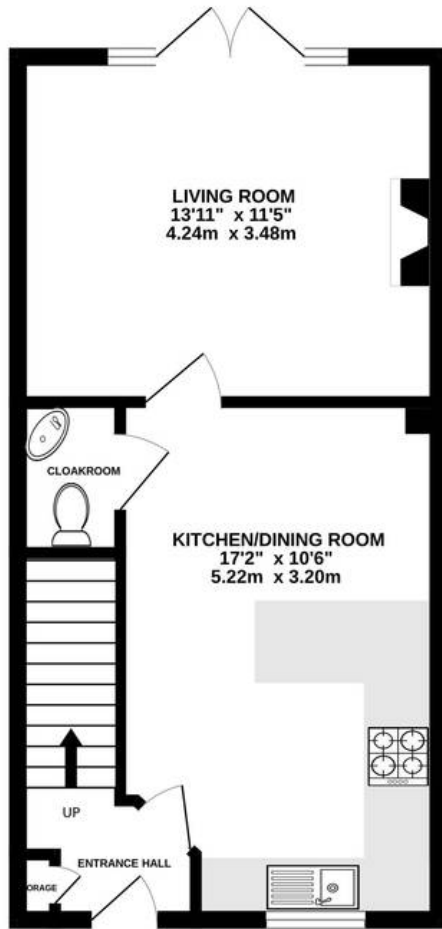
Externally, the fully enclosed rear garden is predominantly laid to lawn with an attractive decking area, making it an ideal space for outdoor dining, entertaining, or simply relaxing. The property also benefits from allocated parking for two vehicles.

LOCATION AND AMENITIES

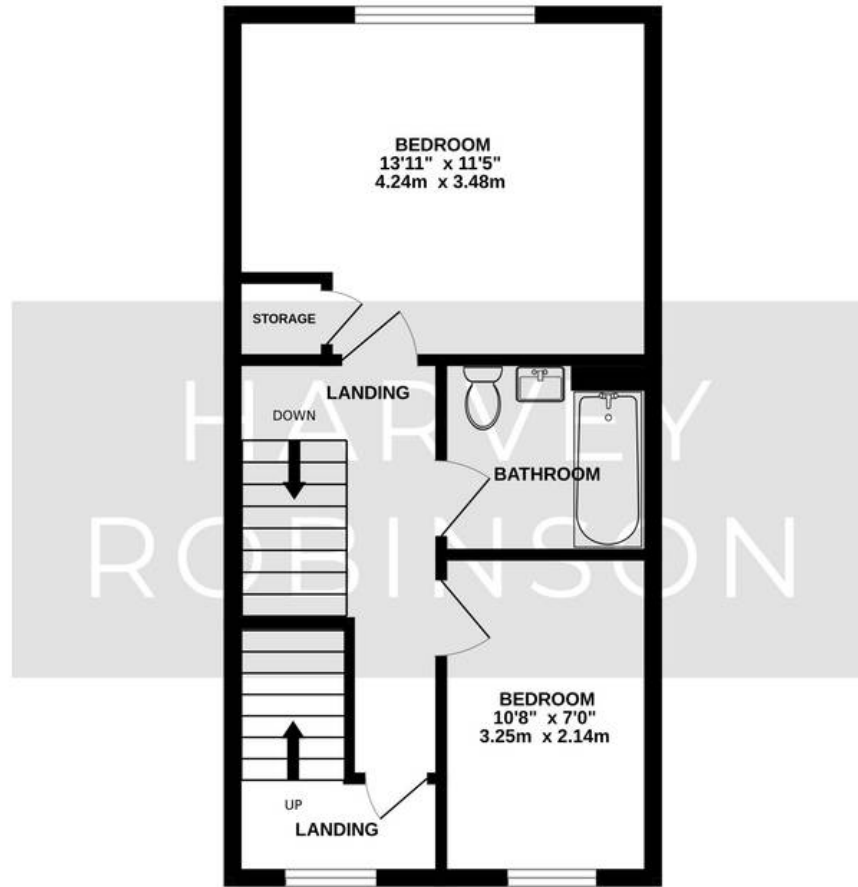
Situated on the popular Kings Reach development, the home is just a short distance from Central Square, which offers a variety of local amenities including a convenience store, independently owned café and takeaway outlets, and other everyday essentials. Families will benefit from nearby primary schooling, a community centre, and several play parks, making it an ideal location for both young and growing households. The development also provides excellent access to transport links, with the mainline train station in Biggleswade offering fast services into London, while the town centre is just over a mile away, providing a wide range of shops, bars, restaurants, and further retail facilities at the local Retail Park. With its convenient location and access to both amenities and commuter routes, this property offers a practical and highly desirable option for modern living.



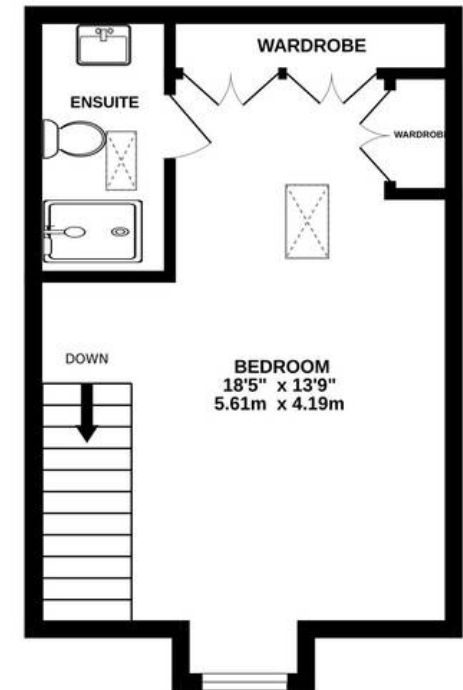
GROUND FLOOR
395 sq.ft. (36.7 sq.m.) approx.



FIRST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



SECOND FLOOR
290 sq.ft. (26.9 sq.m.) approx.



TOTAL FLOOR AREA : 1080 sq.ft. (100.3 sq.m.) approx.
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FAQ'S

Property Tenure: Freehold

Property Built: 2021

Council Tax Band: D

Rear Garden Aspect: North-West

Water Meter: Yes

Boiler Installed: 2021

Boiler Last Service: September 2023

Maintenance charge: £160.00 PA

EV Charging: Yes

Primary School Catchment: St Andrews East

Secondary School Catchment: Edward Peake / Stratton

What3Words Location: [///briskly.treaty.fights](https://www.what3words.com/briskly.treaty.fights)

SERVICES

Heating: Gas Central Heating

Electricity: Mains

Water: Mains

Sewage: Mains

Broadband: Fibre to Premises

TRAVEL

Distance to A1: 2.2 miles

Biggleswade Railway Station: 1.5 miles Walking Distance

Cambridge: 21.4 miles

Bedford: 13.6 miles

Milton Keynes: 29.6 miles

London: 47.2 miles

