



## Presland Drive, Biggleswade - SG18 0FU

Guide Price £350,000 - £360,000



HARVEY  
ROBINSON

- END OF TERRACED TOWN HOUSE
- THREE DOUBLE BEDROOMS
- SPACIOUS LOUNGE
- KITCHEN/DINING ROOM
- UTILITY + CLOAKROOM
- MODERN FAMILY BATHROOM
- LOW MAINTANCE REAR GARDEN
- TWO DESIGNATED PARKING SPACES
- SOUGHT AFTER LOCATION
- CLOSE TO AMENITIES





We are delighted to offer for sale this three double-bedroom townhouse, ideally situated within the highly sought-after St Andrews development. Built in 2017, this modern home provides spacious and versatile accommodation arranged over three floors.

The ground floor comprises a welcoming entrance hall, a generous lounge, and a contemporary kitchen/dining room, perfect for modern family living. Completing the ground floor is a useful utility area and a convenient cloakroom.

On the first floor, there are two well-proportioned double bedrooms served by a stylish family bathroom. Occupying the entire top floor is the impressive principal bedroom, offering a private and spacious retreat.

Externally, the property benefits from an enclosed rear garden, ideal for outdoor entertaining and family enjoyment. To the rear of the property, there are two private off-road parking spaces.

#### LOCATION AND AMENITIES

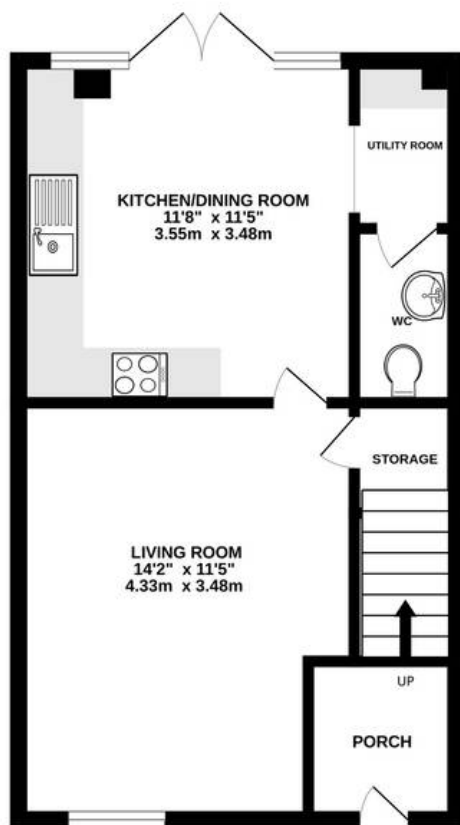
Occupying a generous corner plot on arguably one of the most sought-after roads within the St Andrews development, this modern and well-positioned property makes for an ideal family home.

With both Primary and Secondary schooling close by, and local amenities within easy reach, the location offers convenience alongside a sense of community. Beautiful countryside walks are right on your doorstep, including scenic routes leading to the nearby RSPB nature reserve and beyond.

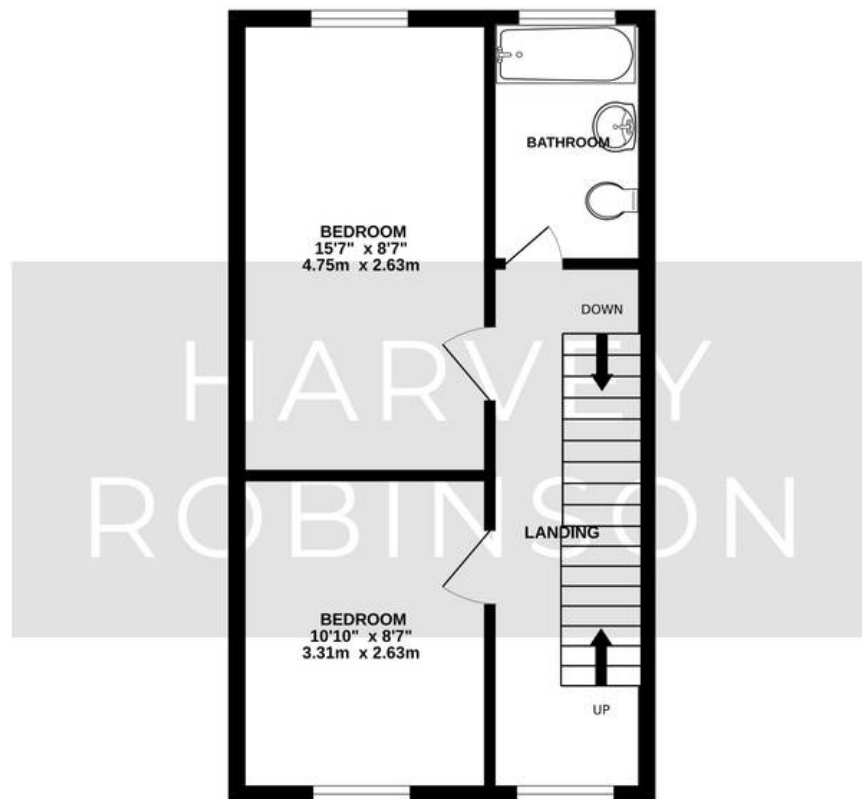
Biggleswade Town Centre is just over a mile away, offering a variety of shops, bars, and restaurants, with further big-brand retail options - including Marks & Spencer - available at the nearby A1 Retail Park. The mainline train station provides fast and direct links into London Kings Cross and St Pancras in under 40 minutes, making it a perfect choice for commuters.



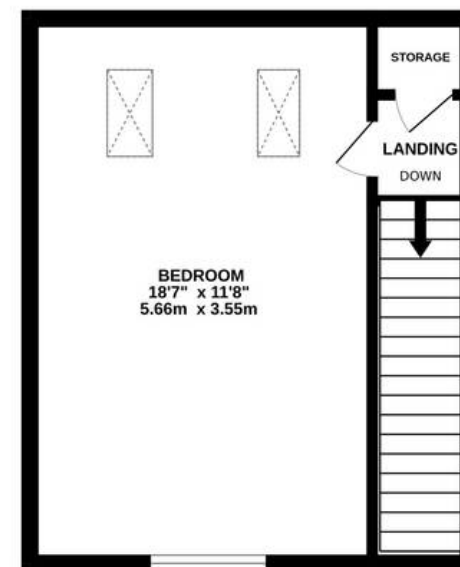
GROUND FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



FIRST FLOOR  
369 sq.ft. (34.3 sq.m.) approx.



SECOND FLOOR  
277 sq.ft. (25.7 sq.m.) approx.



TOTAL FLOOR AREA : 1028 sq.ft. (95.5 sq.m.) approx.

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### FAQ'S

Property Tenure: Freehold

Property Constructed: 2017

Rear Garden Aspect: North/East

Council Tax Band: D

Primary School Catchment: St Andrews East

Secondary School Catchment: Edward Peake / Stratton

Annual Estate Maintenance Charge: Circa £176.84p/a

Water Meter: Yes

Boiler Installed: 2017

Boiler Last Serviced: TBC

Loft Boarded: Not Boarded

What3Words Location: [///retract.gear.introduce](https://www.what3words.com/retract.gear.introduce)

### SERVICES

Heating: Gas Central Heating

Electricity: Mains

Water: Mains

Sewage: Mains

Broadband: Fibre to Premises

### TRAVEL

Distance to A1: 2.0 miles

Biggleswade Railway Station: 1.2 miles walk

Cambridge: 20.5 miles

Bedford: 12.6 miles

Milton Keynes: 28.5 miles

London: 46.8 miles

