



Hunt Road, Biggleswade - SG18 8JZ

Guide Price £385,000



HARVEY
ROBINSON

- END OF TERRACE FAMILY HOME ARRANGED OVER THREE FLOORS
- THREE DOUBLE BEDROOMS
- EN-SUITE TO PRINCIPAL BEDROOM
- OPEN PLAN LIVING ACCOMMODATION
- INTEGRATED KITCHEN APPLIANCES
- CLOAKROOM + FAMILY BATHROOM
- GENEROUS REAR GARDEN
- GARAGE AND DRIVEWAY
- IMMACULATELY PRESENTED THROUGHOUT
- WALKING DISTANCE TO LOCAL AMENITIES





We are delighted to present this immaculately presented three double bedroom end-of-terrace family home, situated within the highly sought-after Kings Reach development. Built by Taylor Wimpey in 2015 to the popular 'Dunton' design, this contemporary home offers spacious and versatile accommodation arranged over three well-designed floors.

The ground floor features a welcoming entrance hall, a convenient cloakroom, and a modern kitchen/breakfast room that flows seamlessly into a generously sized lounge—perfect for both everyday family living and entertaining guests. 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 property enjoys a generously sized, fully enclosed rear garden designed for low-maintenance living, with gated access leading directly to the single garage. A driveway positioned in front of the garage provides off-road parking for one vehicle.

LOCATION AND AMENITIES

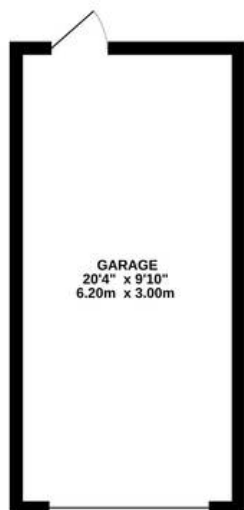
The property is located a short walk from Central Square, providing easy access to all the main amenities on the Kings Reach development. There is a convenience store, primary school, community centre and café nearby, along with play parks and open green spaces, making it a great area for families.

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.

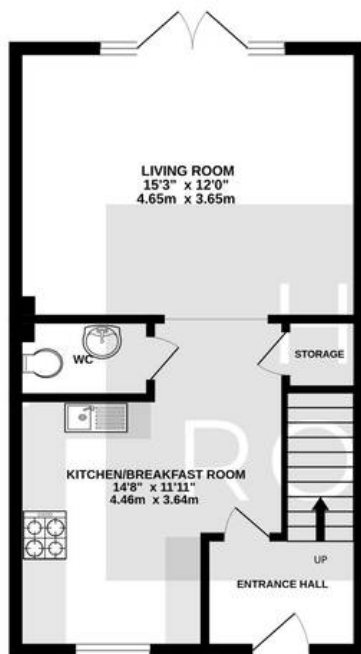
For commuters, Biggleswade train station provides direct services to London Kings Cross and St Pancras in under 40 minutes, and the A1 offers convenient road links north and south.



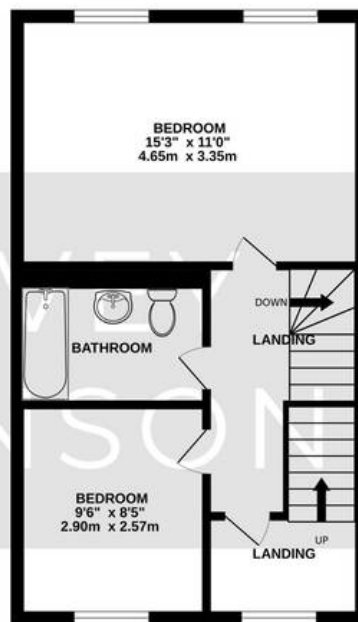
GARAGE
200 sq.ft. (18.6 sq.m.) approx.



GROUND FLOOR
405 sq.ft. (37.6 sq.m.) approx.



FIRST FLOOR
399 sq.ft. (37.1 sq.m.) approx.



SECOND FLOOR
280 sq.ft. (26.0 sq.m.) approx.



TOTAL FLOOR AREA : 1284 sq.ft. (119.3 sq.m.) approx.

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FAQ'S

Property Tenure: Freehold

Council Tax Band: D

Garden facing: North-East

Boiler Installed: 2015

Boiler serviced: April 2026

Primary School Catchment: St Andrews East

Secondary School Catchment: Edward Peake / Stratton

EPC Rating: C

What3Words Location: ///basis.silk.headsets

SERVICES

Heating: Gas Central Heating

Electricity: Mains

Water: Mains

Sewage: Mains

Broadband: Fibre to cabinet

TRAVEL

Distance to A1: 2.1 miles

Biggleswade Railway Station: 0.9 miles Walking Distance

Cambridge: 21.1 miles

Bedford: 14.6 miles

Milton Keynes: 30.3 miles

London: 46.2 miles

