



Hollyhock Way, Biggleswade - SG18 8YQ

Guide Price £430,000



HARVEY
ROBINSON

- SEMI-DETACHED FAMILY HOME
- FOUR BEDROOMS
- SPACIOUS LOUNGE
- MODERN KITCHEN/DINING ROOM WITH INTEGRATED APPLIANCES
- EN-SUITE TO PRINCIPAL BEDROOM
- DOWNSTAIRS CLOAKROOM
- SOUTH FACING REAR GARDEN
- WELL PRESENTED THROUGHOUT
- DRIVEWAY FOR MULTIPLE VEHICLES
- SOUGHT AFTER ORCHARD CHASE DEVELOPMENT



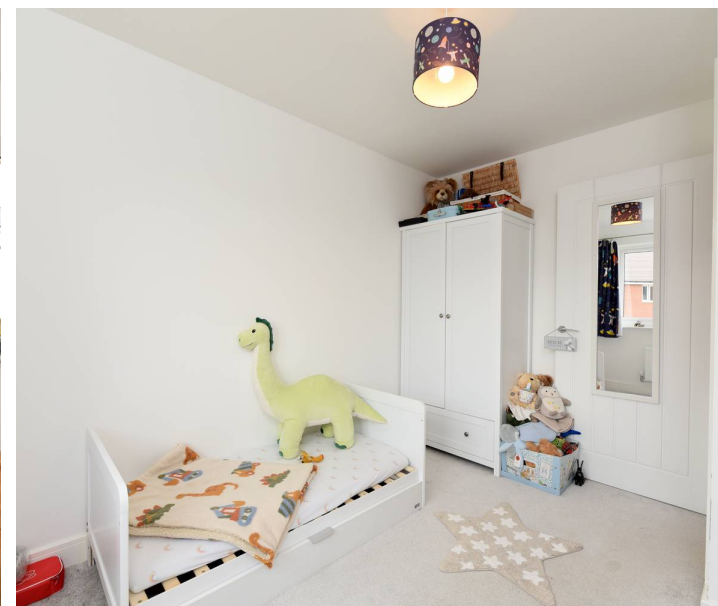


We are pleased to offer for sale this well-presented four-bedroom semi-detached family home, arranged over three floors and situated within the highly sought-after Orchard Chase development. The ground floor comprises an entrance hall leading to a spacious lounge, cloakroom, and a modern kitchen/dining room with integrated appliances. French doors open directly onto the rear garden, creating an ideal space for everyday family living and entertaining.

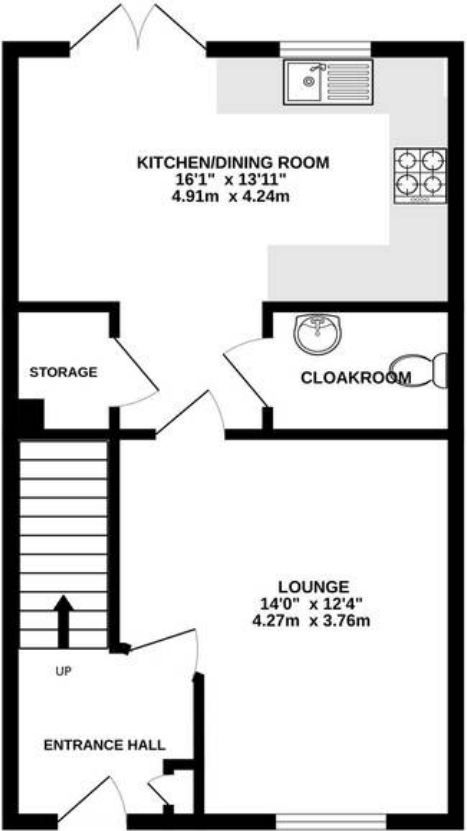
The first floor offers three well-proportioned bedrooms, complemented by a contemporary family bathroom. Occupying the entire second floor, the principal bedroom benefits from built-in wardrobes and an en-suite shower room.

Externally, the property boasts an enclosed south-facing rear garden, predominantly laid to lawn. To the front, the driveway provides off-road parking for multiple vehicles.

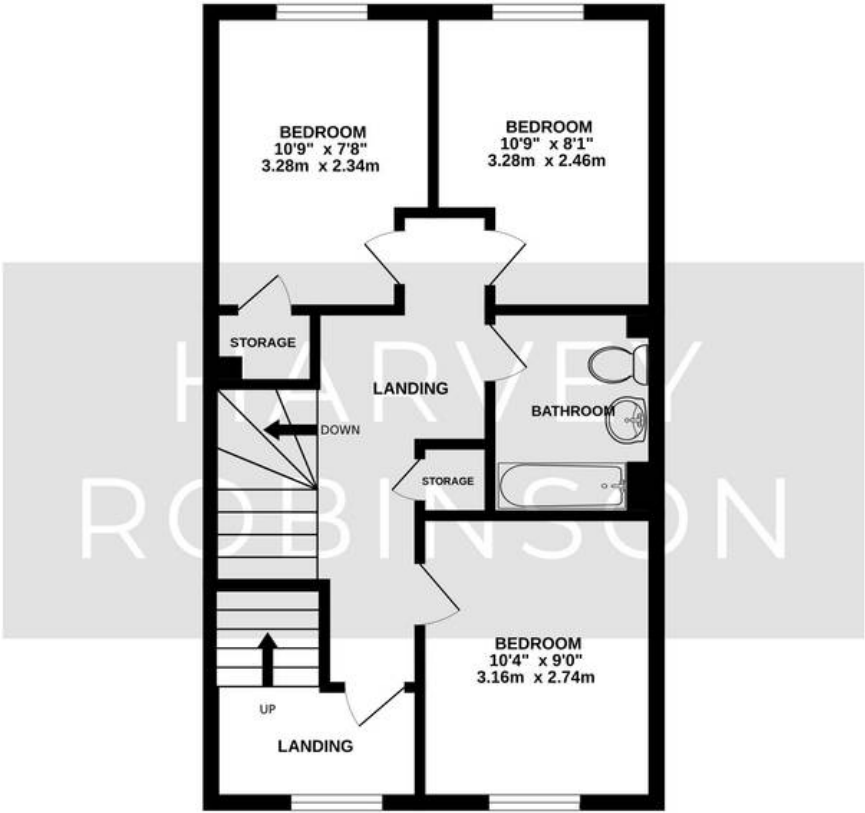
Conveniently located within easy reach of well-regarded schools, local amenities, and excellent transport links, this home offers modern living in a popular and family-friendly setting.



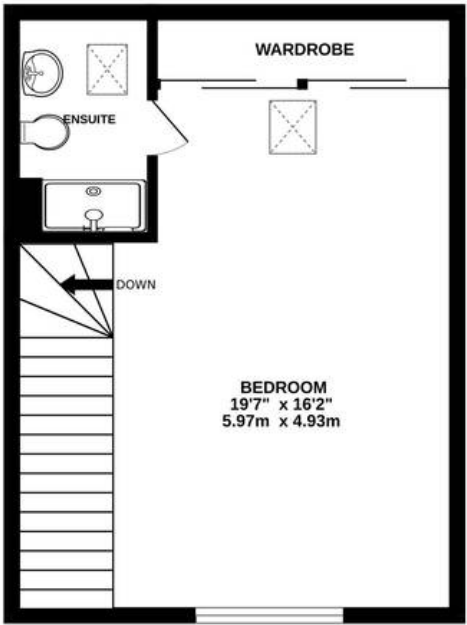
GROUND FLOOR
448 sq.ft. (41.7 sq.m.) approx.



FIRST FLOOR
457 sq.ft. (42.4 sq.m.) approx.



SECOND FLOOR
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA : 1254 sq.ft. (116.5 sq.m.) approx.
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FAQ'S

Tenure: Freehold

Constructed: 2021

Rear Garden Aspect: South

Council Tax Band: D

Primary School Catchment: Biggleswade Academy / St Andrews

Secondary School Catchment: Edward Peake / Stratton

Postcode for SatNav: SG18 8YQ

What3Words Location: [///clattered.tablet.quietly](https://www.what3words.com/#!/clattered.tablet.quietly)

Water Meter: Yes

Boiler Installed: 2021

EV Charging: Yes

SERVICES

Heating: Gas Central Heating

Electricity: Mains

Water: Mains

Sewage: Mains

Broadband: Fibre to premises

TRAVEL

Distance to A1: 0.8 miles

Biggleswade Railway Station: 1.6 Walking Distance

Cambridge: 19.8 miles

Bedford: 14.2 miles

Milton Keynes: 30.1 miles

London: 45.6 miles

