



Bryants Edge, Biggleswade - SG18 0QJ

Offers Over £500,000



HARVEY
ROBINSON

Bryants Edge

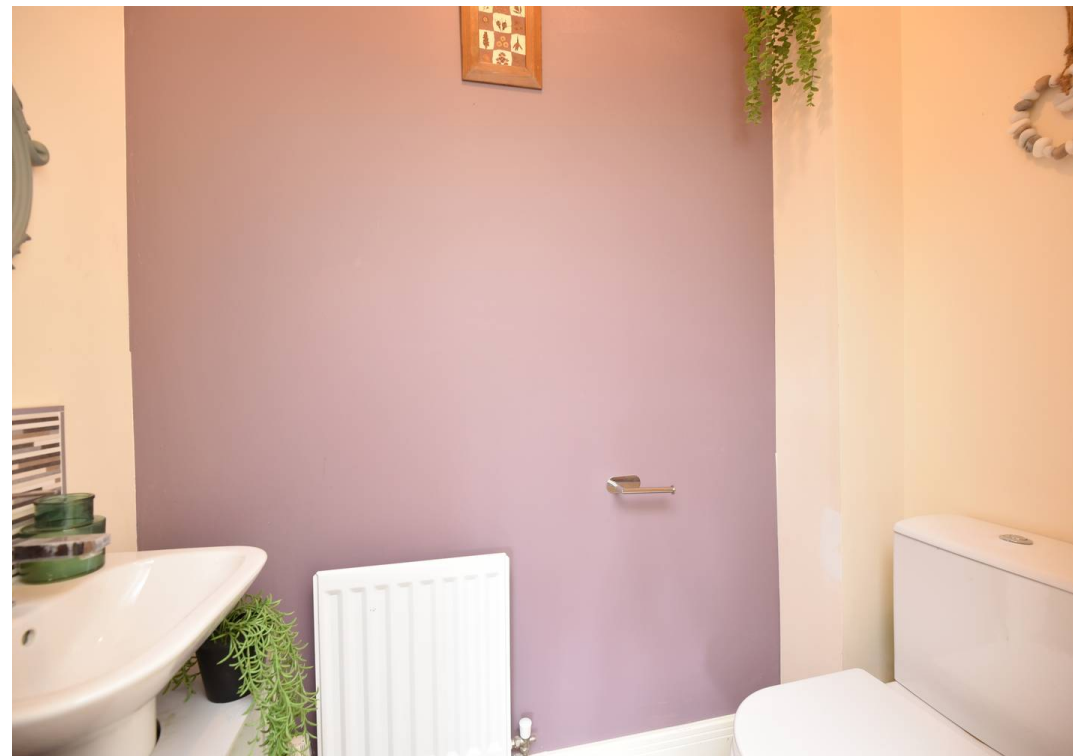
Biggleswade

- DETACHED FAMILY HOME
- FOUR DOUBLE BEDROOMS
- LIVING ROOM WITH BAY WINDOW
- FITTED KITCHEN/DINING ROOM
- EN-SUITE TO PRINCIPAL BEDROOM
- TWO ADDITIONAL BATHROOMS
- ENCLOSED REAR GARDEN
- GARAGE + DRIVEWAY
- WELL PRESENTED THROUGHOUT
- HIGHLY SOUGHT-AFTER LOCATION

LOCATION AND AMENITIES

This area offers easy access to both primary and secondary schools, with local amenities close by, making day-to-day life simple and convenient. There are also countryside walks nearby, including scenic routes to the RSPB nature reserve. Biggleswade Town Centre is just over a mile away and offers a good selection of shops, bars, and restaurants. Additional big-name stores, including Marks & Spencer, can be found at the nearby A1 Retail Park. For commuters, Biggleswade train station provides direct services to London Kings Cross and St Pancras in under 40 minutes.





Bryants Edge

Biggleswade

We are delighted to present this well presented four double bedroom detached family home, situated within the highly sought-after St Andrews development in Biggleswade. Built by Bellway Homes, this beautifully presented property offers spacious, well-appointed accommodation arranged over three floors, making it ideal for modern family living.

The ground floor comprises a welcoming entrance hall, a convenient cloakroom, and a generous dual-aspect lounge featuring a beautiful bay window. The impressive kitchen/dining room is fitted with a range of integrated appliances and provides ample space for family dining and entertaining, with UPVC French doors opening directly onto the garden.

The first floor hosts two well-proportioned double bedrooms. The principal bedroom benefits from fitted wardrobes and a well-maintained en-suite shower room, while the second bedroom is served by a modern family bathroom.

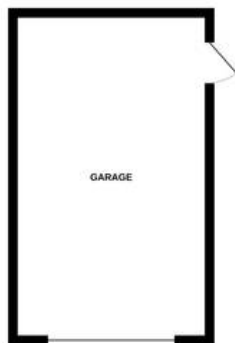
On the second floor are two further spacious double bedrooms, complemented by a contemporary shower room, providing flexible accommodation for a growing family, guests, or those working from home.

Externally, the attractive garden is enclosed by a distinctive curved brick wall and features a patio seating area with the remainder laid mainly to lawn, creating the perfect space for outdoor dining and entertaining.

To the rear of the property, a generous driveway provides off-road parking for several vehicles and leads to a detached single garage.



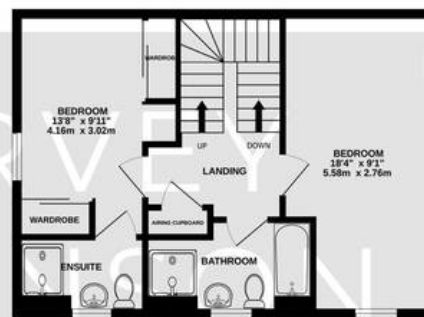
GARAGE
242 sq.ft. (22.4 sq.m.) approx.



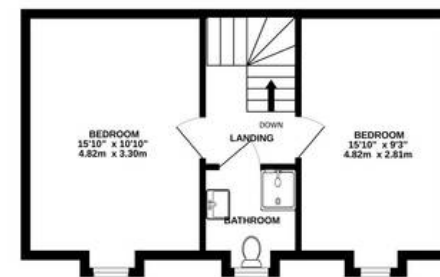
GROUND FLOOR
489 sq.ft. (45.4 sq.m.) approx.



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



SECOND FLOOR
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 1579 sq.ft. (146.7 sq.m.) approx.

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Bryants Edge

Biggleswade

FAQ'S

Property Tenure: Freehold

Property Constructed: 2017

Rear Garden Aspect: North/East

Council Tax Band: E

Primary School Catchment: St Andrews East

Secondary School Catchment: Edward Peake / Stratton

Annual Estate Maintenance Charge: Circa £200.00p/a

Water Meter: Yes

Boiler Installed: 2017

Boiler Last Serviced: August 2025

Loft Boarded: Not Boarded

What3Words Location: ///retract.ferried.risk

SERVICES

Heating: Gas Central Heating

Electricity: Mains

Water: Mains

Sewage: Mains

Broadband: Fibre to the premises

TRAVEL

Distance to A1: 2.1 miles

Biggleswade Railway Station: 1.6 miles

Cambridge: 20.4 miles

Bedford: 12.5 miles

Milton Keynes: 28.5 miles

London: 46.8 miles

