



Walker Mead, Biggleswade - SG18 8GW

Guide Price £325,000



HARVEY
ROBINSON

- COACH HOUSE
- TWO DOUBLE BEDROOMS
- RE-FITTED FAMILY BATHROOM
- MODERN KITCHEN WITH INTEGRATED APPLIANCES
- OPEN PLAN ACCOMMODATION WITH BAY WINDOW
- SIGNIFICANTLY UPGRADED BY CURRENT OWNERS
- ENCLOSED REAR GARDEN
- GARAGE + DRIVEWAY
- HIGHLY SOUGHT-AFTER LOCATION
- IDEAL FIRST TIME BUY OR DOWNSIZE





We are delighted to present this beautifully maintained two double bedroom freehold coach house, which has been extensively upgraded by the current owners to an exceptional standard. The property benefits from a range of high-quality improvements, including fitted air conditioning, stylish new radiators, and new flooring throughout, creating a comfortable home that is ready to move straight into.

Ideally situated within the highly sought-after Kings Reach development, this stylish and contemporary home offers spacious accommodation throughout. The property comprises an inviting entrance hallway leading to a bright and airy open-plan kitchen/living/dining area, enhanced by a bay window to the front. The recently re-fitted kitchen features a range of integrated appliances, making the overall space ideal for both everyday living and entertaining.

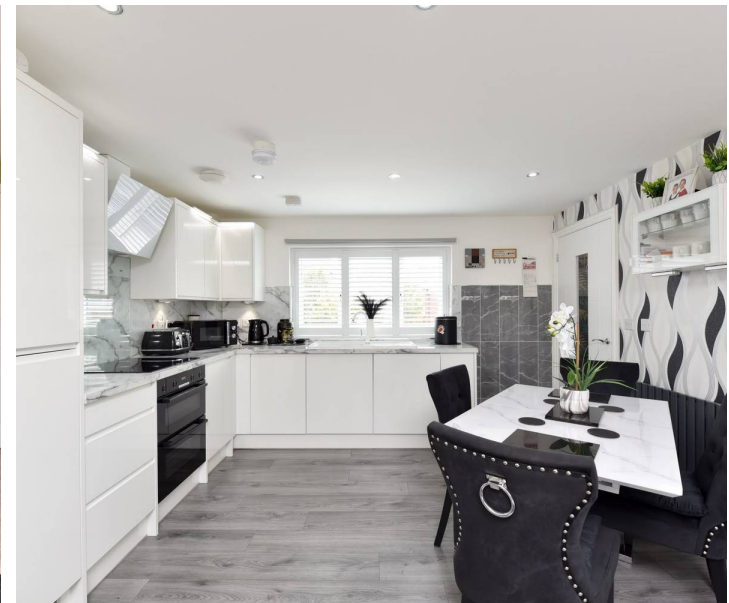
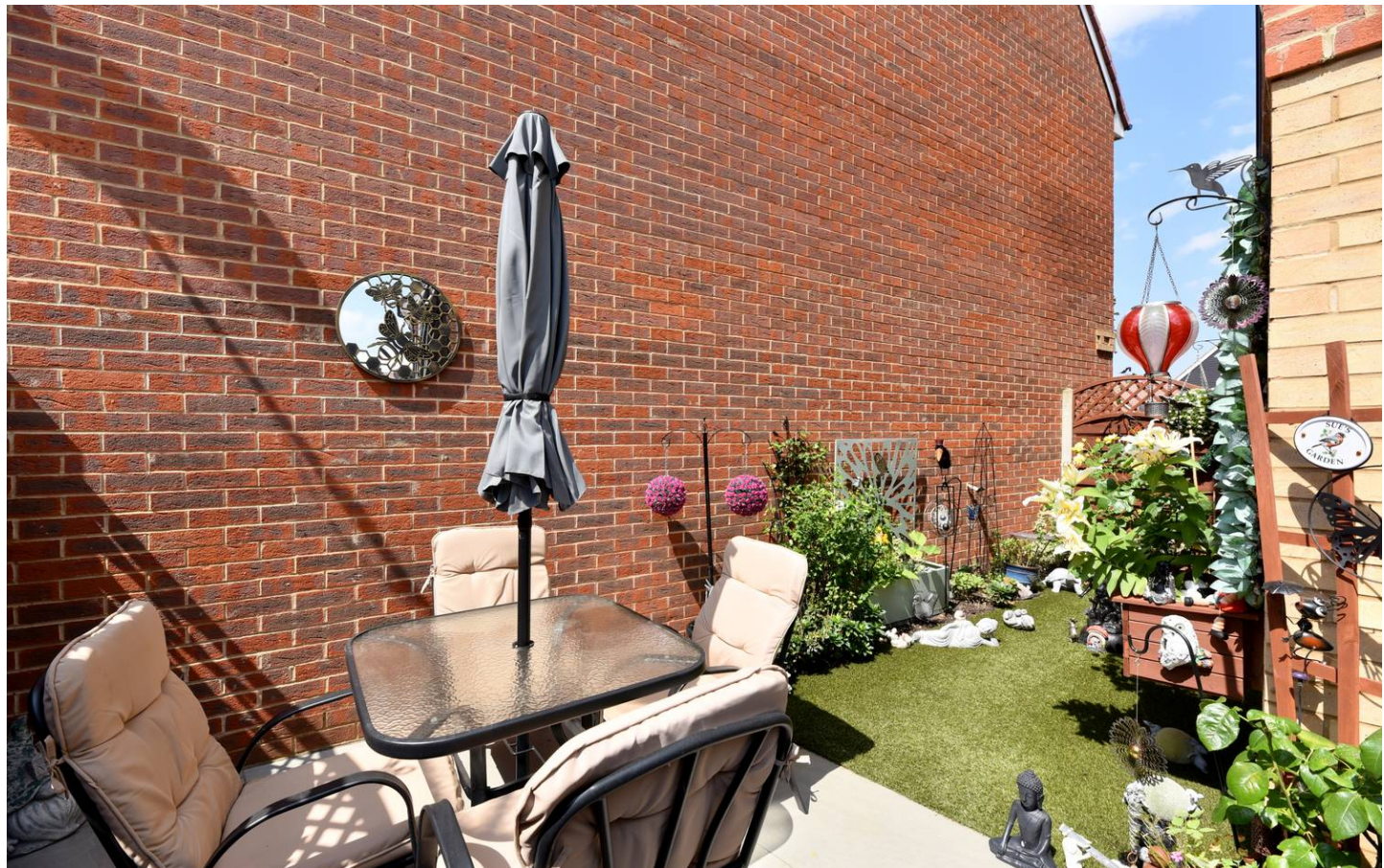
There are two generous double bedrooms enjoying mirror fitted wardrobes, both served by a beautifully re-fitted contemporary family bathroom, finished to a high specification.

Externally, the property continues to impress. The current owners have landscaped the rear garden to create a low-maintenance south-west facing outdoor space, complete with a paved patio and artificial lawn—perfect for relaxing or entertaining. Additional benefits include a private single garage with an electric roller door, together with an allocated parking space directly in front.

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.

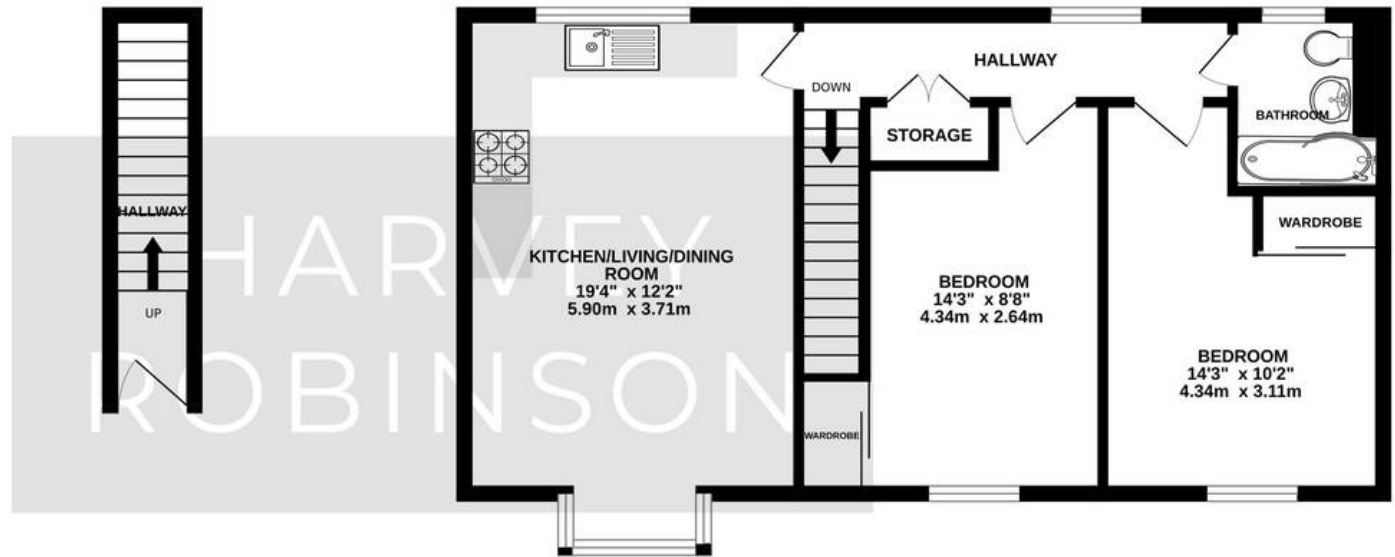
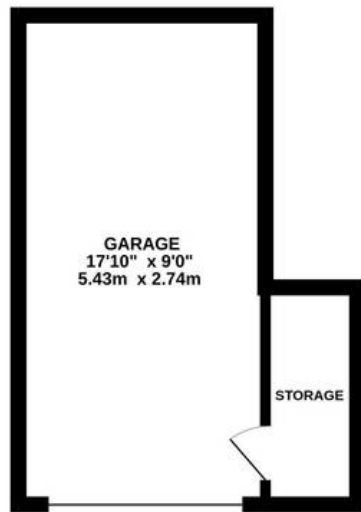
Biggleswade town centre is just over a mile away and offers a good range of shops, supermarkets, bars and restaurants. The nearby A1 Retail Park includes larger stores such as Marks & Spencer, Next and Boots.



GARAGE
187 sq.ft. (17.3 sq.m.) approx.

GROUND FLOOR
44 sq.ft. (4.0 sq.m.) approx.

FIRST FLOOR
588 sq.ft. (54.7 sq.m.) approx.



TOTAL FLOOR AREA : 819 sq.ft. (76.1 sq.m.) approx.

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FAQ'S

Property Tenure: Freehold

Council Tax Band: B

Garden facing: South-West

Boiler Installed: 2013

Boiler serviced: March 2026

Loft: Light

Primary School Catchment: St Andrews East

Secondary School Catchment: Edward Peake / Stratton

EPC Rating: C

What3Words Location: ///tarnished.pack.rubble

SERVICES

Heating: Gas Central Heating

Electricity: Mains

Water: Mains

Sewage: Mains

Broadband: FTTP

TRAVEL

Distance to A1: 2.0 miles

Biggleswade Railway Station: 1.1 Walking Distance

Cambridge: 21.0 miles

Bedford: 15.0 miles

Milton Keynes: 31.3 miles

London: 46.1 miles