



Hancock's Estates

With you every step of the way



32 Hawking Drive, Biggleswade, SG18 8GN
£400,000 Freehold





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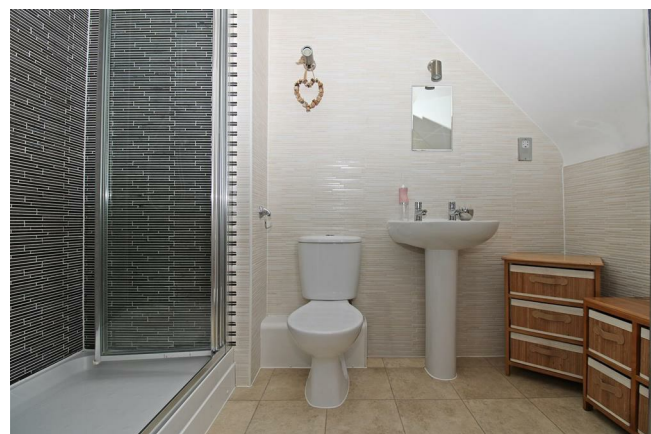
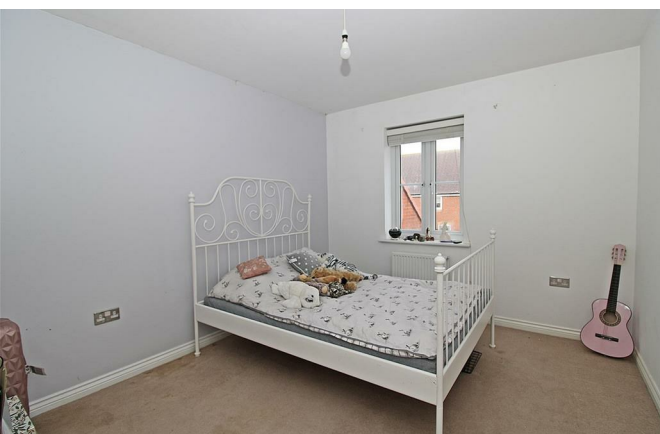
- NEW Boiler: April 2025
- Four Bedrooms
- Cloakroom & En-Suite
- Orangery with Bi-Folds
- Impressive Top Floor Bedroom Suite
- Adjacent 33ft Drive
- Low Maintenance Paved Garden
- Part Converted Garage / Store
- Close to Local Shopping Court
- Approximate 1 Mile Walk to Station

Extended Semi-Detached Home # Four Bedrooms # Cloakroom & En-Suite # No Forward Chain
Garage / Store and Drive # NEW boiler April 2025

£400,000 Freehold



Entrance Hall	
Cloakroom	
Living Room	16'1" x 13'8" (4.90m x 4.17m)
Kitchen	11'2" x 8'10" (3.41m x 2.68m)
Orangery	15'5" x 9'4" (4.70m x 2.84m)
Store Room	9'11" x 9' (3.02m x 2.74m)
Store	9'10" max x 9' (3.00m max x 2.74m)
Landing	
Bedroom 2	10'11" x 9'10" (3.34m x 3.00m)
Bedroom 3	10'8" x 9'3" (3.24m x 2.81m)
Bedroom 4	10'11" x 5'11" (3.34m x 1.80m)
Bathroom	
Master Bedroom	17'3" x 16'1" (5.27m x 4.90m)



En-suite

Garden 27ft wide x 21ft deep (8.23mft wide x 6.40mft deep)

Agents Notes

Council Tax Band: D

Traditional gas boiler with a pressurised hot water cylinder.
NEW boiler fitted April 2025

About The Area

Kings Reach has its own shopping court with a Sainsbury's Local, barbers, arts and crafts shop, chicken / pizza take out and coffee house. There is also a community centre, numerous play parks and greens, plus nursery and lower schooling.

Biggleswade offers a vast array of amenities from newsagents, butcher, baker, cafes and restaurants, hair salons, opticians, independent food stores and High Street brands such as Lloyds Pharmacy, Boots, Greggs, Subway, Iceland and many more.

The River Ivel provides some lovely picturesque waterside walks with plenty of attractive 'green space' dog walks nearby.

The A1 retail park has encouraged some major retailers to Biggleswade with big brands such as Marks and Spencer, Next, Boots, Halfords, Pets at Home, Hobbycraft, Mountain Warehouse and B&Q to name a few, plus Lidl supermarket.

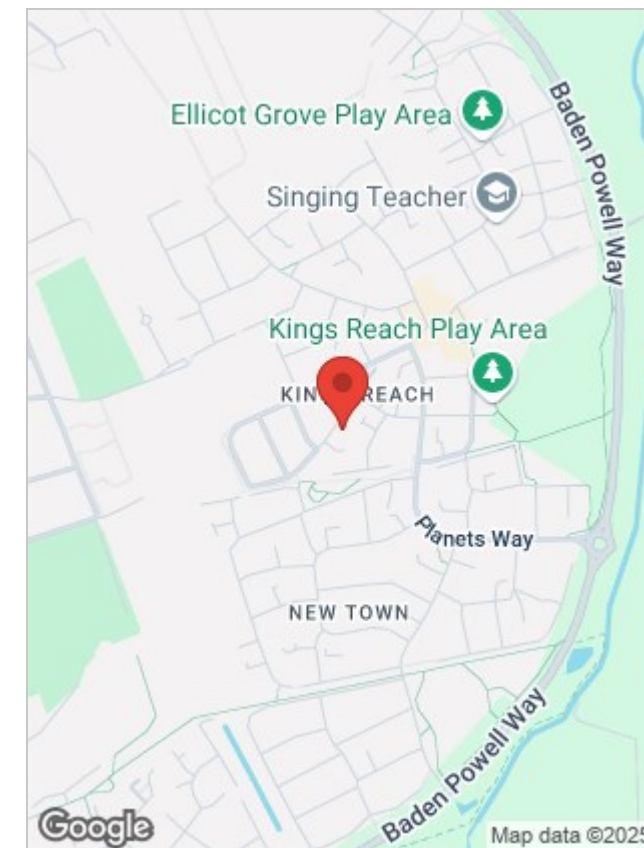
Precise Location: what3words

cubic.shepherds.doll

Carefully Selected Services

We may refer you to recommended providers of ancillary services such as Financial Services, Conveyancing and Surveyors. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending these services. You are not under any obligation to use the services of the recommended providers.





For GPS direction please follow **SG18 8GN**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
	74	84

Viewing

Please contact our Hancock's Estates Office on 01767 348 288 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.