



Hancock's Estates
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35 Exmoor Avenue, Biggleswade, SG18 0FN
£720,000 Freehold





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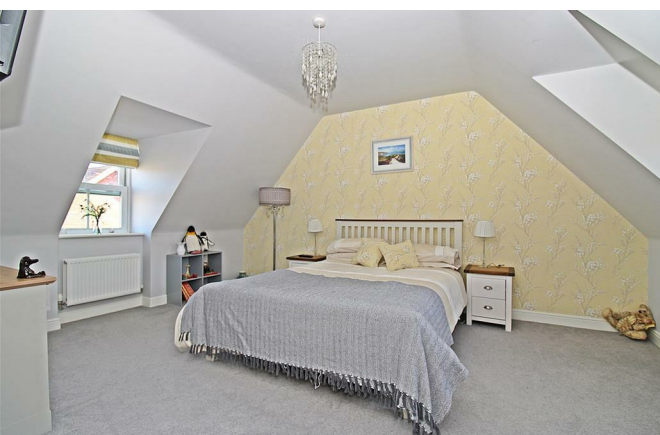
- 2011 Maythorns Development - David Wilson 'Cranford'
- Five Bedrooms & Three Bathrooms
- Cloakroom & Utility
- Three Reception Rooms
- Sizeable 2300+ Square Foot Accommodation
- Superb, Spacious Family Home
- Kitchen / Breakfast
- Walking Distance to Local Schooling
- Double Garage plus EV Point
- Approximate 1.2 Mile Walk to Station

OVER 2300 SQUARE FEET # FIVE DOUBLE BEDROOMS # THREE RECEPTION ROOMS # THREE BATHROOMS # DOUBLE GARAGE # SPACIOUS FAMILY HOME

£720,000 Freehold



Entrance Hall	
Cloakroom	
Study	10'5" into bay x 10'0" (3.18m into bay x 3.05m)
Living Room	18'3" x 13'8" (5.55m x 4.16m)
Dining Room	10'5" into bay x 12'8" (3.18m into bay x 3.86m)
Kitchen/Breakfast Room	12'6" x 12'0" (3.80m x 3.67m)
Utility Room	6'10" x 6'4" (2.09m x 1.94m)
Landing	
Master Bedroom	13'1" x 13'8" (3.98m x 4.16m)
Walk-in Wardrobe	4'11" x 8'0" (1.50m x 2.43m)
En-suite	8' max x 7'6" (2.44m max x 2.29m)
Bedroom 3	12'5" x 9'5" (3.79m x 2.86m)
Bedroom 4	8'7" x 10'8" (2.62m x 3.25m)
Bedroom 5	8'7" x 11'5" (2.62m x 3.47m)
Family Bathroom	8'8" x 7'2" (2.64m x 2.18m)
Versatile Galleried Landing	12'1" x 11'6" (3.69m x 3.51m)



Walk-In Loft Store	18'1" x 8'2" (5.51m x 2.50m)
Bedroom 2	15'11" x 11'6" (4.86m x 3.51m)
Dressing Area	7'2" x 4'10" (2.18m x 1.47m)
Fitted deep wardrobes.	
En-suite	8'2" max x 6'1" (2.49m max x 1.85m)
Garden	
Enclosed rear garden with side gated access to drive.	
Drive	41' x 18' (12.50m x 5.49m)
Dependent on size of vehicles, the drive offers a very comfortable 4 vehicle option, and very realistically, the possibility for 5-6 cars.	
Double Garage	17'10" x 17'2" (5.44m x 5.23m)
Agents Notes	
Council Tax Band - G (£4113.98 for 2025/2026)	

Boiler serviced 11/09/2024

There is an annual fee (sometimes to referred to as 'Green Space Management') of currently, £221.28 for the maintenance of certain communal grounds, open public space and playpark.

About The Area

Biggleswade offers a vast array of amenities from newsagents, butcher, baker, cafes and restaurants, hair salons, opticians and independent food stores to 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 and B&Q to name a few, plus Lidl supermarket.

The famous Shuttleworth aircraft and vehicle collection is only a few minutes drive (within 4 miles) away where numerous and frequent vintage aircraft will be seen in the surrounding skies.

Amongst the numerous attractions and activities locally, Jordans Mill is within a three mile drive, offering riverside Cafe, attractive walks and historic 19th century flour mill.

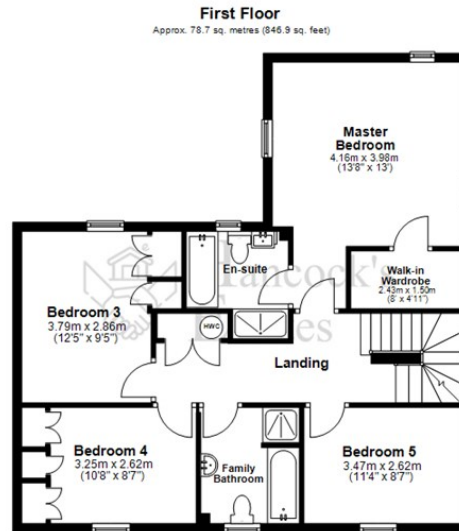
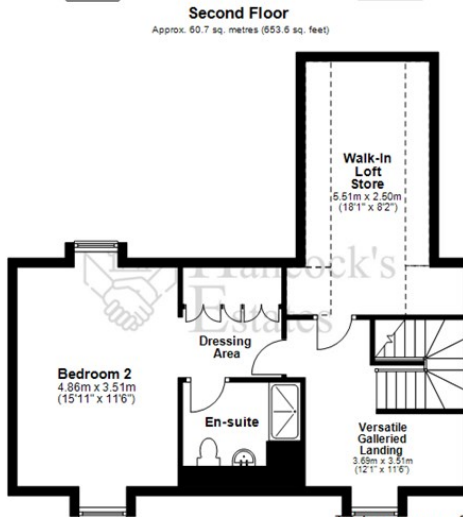
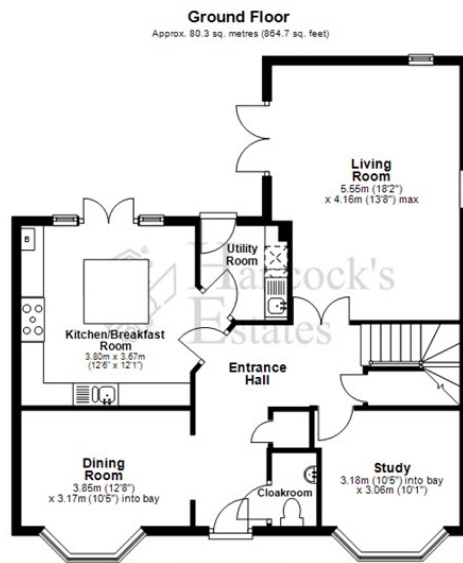
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Carefully Selected Services

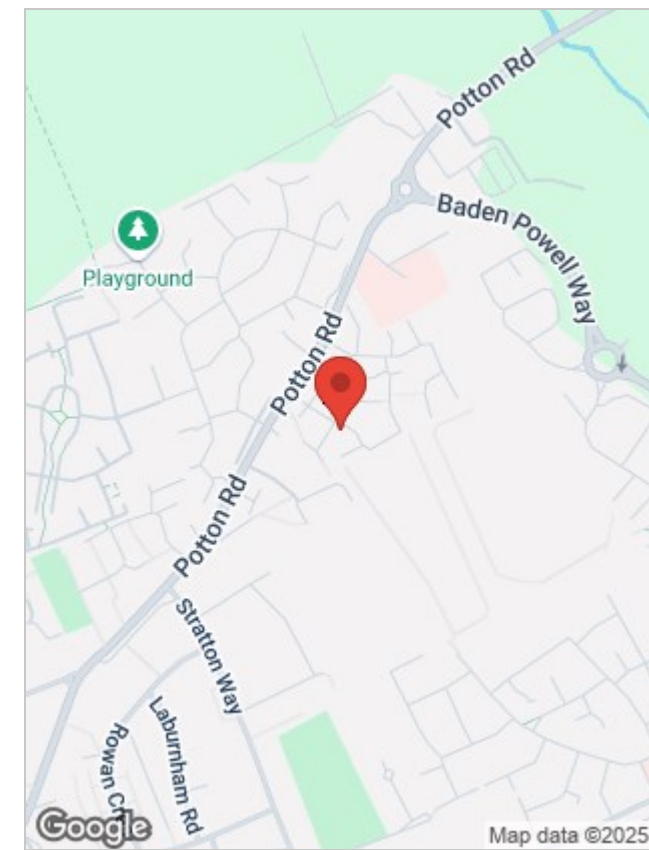
We may refer you to recommended providers of ancillary services such as Financial Services, Conveyancing and Surveyors. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending these services. You are not under any obligation to use the services of the recommended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





Total area approx. 219.7 sq. metres (2365.2 sq. feet)

For illustrative purposes only - Not to scale. The position of doors, windows, appliances and other features are approximate only. Whilst every effort is made to be precise, the total area is approximate and for guidance only.
Plan produced using PlanUp.



For GPS direction please follow **SG18 0FN**

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.

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		