



Hancock's Estates

With you every step of the way



23 Erlensee Way, Biggleswade, SG18 8GG
£435,000 Freehold





23 Erlensee Way

Biggleswade, SG18 8GG

- Three Storey Ex-Show House
- Four Bedrooms
- Conservatory
- Cloakroom, Bathroom & En-Suite
- Impressive Vaulted Master Bedroom
- Kitchen / Breakfast Room
- Two Side by Side Allocated Parking Spaces
- Walking Distance to Local Shopping Court
- Numerous Upgrades and Features
- Available with No Forward Chain

A particularly well presented ex-show home with exhaustive list of upgrades and enhancements, located within walking distance of the local shopping court on a popular modern development, available with the huge advantage of no forward chain and an approximate 1.1 mile walk to train station.

Accommodation comprises entrance hall, cloakroom, kitchen /breakfast, living / dining room, conservatory, four bedrooms, family bathroom and en-suite shower.

An enclosed rear garden offers secure gated access immediately onto two side by side allocated parking spaces.

£435,000 Freehold



Entrance Hall	
Cloakroom	3'5" x 6'2" (1.05m x 1.87m)
Kitchen/Breakfast Room	11'1" x 8'11" (3.39m x 2.71m)
Living / Dining Room	16'1" x 13'8" (4.90m x 4.17m)
Conservatory	8'4" x 6'8" (2.54m x 2.03m)
Landing	
Bedroom 2	10'11" x 9'11" (3.34m x 3.01m)
Bedroom 3	10'7" x 9'3" (3.22m x 2.83m)
Bedroom 4	10'10" x 5'10" (3.31m x 1.78m)
Bathroom	6'6" x 5'5" (1.99m x 1.66m)
Inner Lobby	
Master Bedroom	17'3" x 16'1" (5.26m x 4.89m)
En-suite	8'10" x 4'11" (2.68m x 1.49m)
Garden	Enclosed rear West facing garden.



Parking Area

Two allocated 'side by side' parking spaces directly to the rear of the garden.

Upgrades and Enhancements

Upgraded kitchen with integrated appliances and granite worktops. Full range of chrome sockets and light switches, luxury vinyl tiling to bathroom and en-suite, floor tiling, full wall tiling, heated towel rails, glass roof conservatory with under-floor heating, multi-room linked ceiling speakers with various device input and fitted wardrobes to master and second bedroom

Agents Notes

Council Tax Band: D

Latest boiler service January 2026

Unlike many increasingly common modern developments, this property is NOT subject to any 'Development' or 'Management' Estate charge.

Precise Location

what3words: hero.node.cascaded

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.

About The Area

The Kings Reach shopping court offers a Sainsbury 'local', Pizza / Chicken take out, Arts & Craft studio, Fish and Chips, Barbers and nearby community hall and Lower School with attached Nursery.

Biggleswade offers a vast array of amenities from newsagents, butcher, baker, cafes and restaurants, hair salons, opticians and independent shops to High Street brands such as Boots, Greggs, Subway, Iceland, Sports Direct and many more.

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

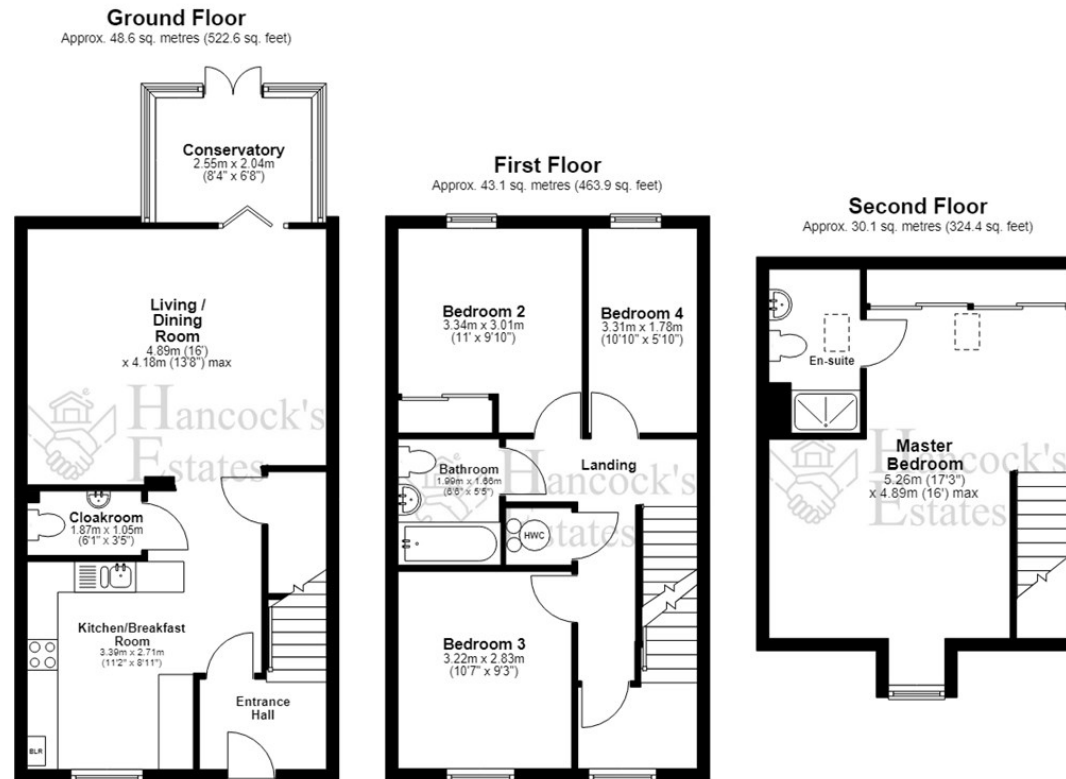
The A1 retail park has encouraged some major retailers to Biggleswade with big brands such as Marks and Spencer, Next, Boots, Halfords, Pets at Home, Smyths Toys Superstore and B&Q to name a few, plus Lidl supermarket.

Amongst the recent Train Station improvements with Bus Interchange and accessibility, there is a secure (key fob access) 44 bike storage area.

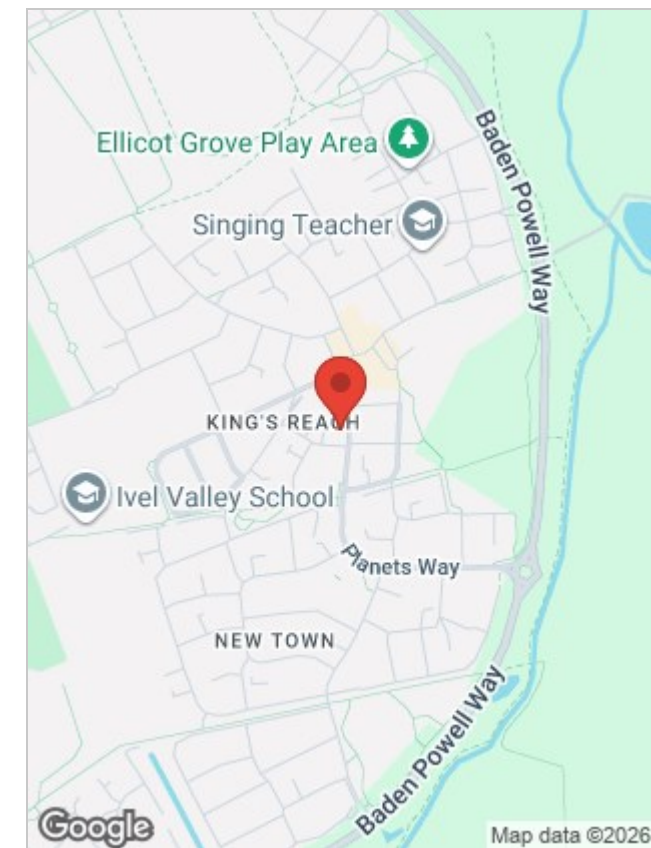
The famous Shuttleworth aircraft and vehicle collection is only a few minutes drive (within 4 miles) away where numerous and frequent vintage aircraft will be seen in the surrounding skies.

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.





Total area: approx. 121.8 sq. metres (1311.0 sq. feet)



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

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		
	80	89