



Hancock's Estates

With you every step of the way



19 Erlensee Way, Biggleswade, SG18 8GG
£375,000 Freehold





19 Erlensee Way

Biggleswade, SG18 8GG

- Extended Modern Townhouse
- Three Double Bedrooms
- Cloakroom, Bathroom & En-Suite
- Kitchen / Breakfast
- Conservatory / Dining Room
- Approximate 1.1 Mile Walk to Station
- West Facing Enclosed Garden
- Walking Distance to Local Shopping Court
- Two Allocated Parking Spaces
- Popular Kings Reach Development

Located on a popular modern development, this well presented and extended townhouse offers spacious living accommodation including three double bedrooms, cloakroom, kitchen / breakfast, bathroom and en-suite.

The conservatory provides a lovely addition to the ground floor, currently used as a dining area.

The local shopping court amenities are within extremely convenient walking distance as is the local lower school and attached nursery.

The West facing garden has rear gated access to the parking courtyard where you will find two side by side allocated parking spots.



£375,000 Freehold



Entrance Hall	
Cloakroom	
Kitchen/Breakfast Room	
11'1" x 8'5" minimum (3.38m x 2.57m minimum)	
Living Room	15'7" x 12'2" (4.75m x 3.71m)
Conservatory / Dining Room	12'2" x 8'9" (3.71m x 2.67m)
Landing	
Bedroom 2	15'7" x 11'1" (4.75m x 3.38m)
Bedroom 3	9'5" x 8'5" (2.86m x 2.56m)
Family Bathroom	
Master Bedroom	
17'10" max x 15'7" max (5.44m max x 4.75m max)	
En-Suite	



Garden

Rear gated access. Weather-proof power point and outside cold water tap.

Allocated Parking

Two (side by side) allocated parking spaces.

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 food stores to High Street brands such as Lloyds Pharmacy, 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.

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.

Precise Location

what3words: stags.lengthen.policy

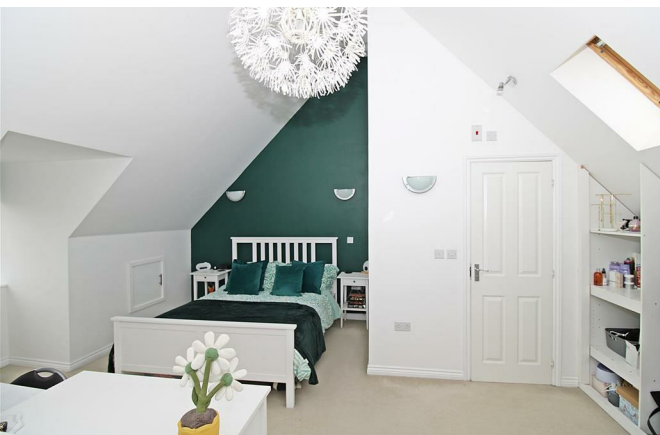
Agents Notes

Council Tax Band: D (£2,468.39 2025-2026)

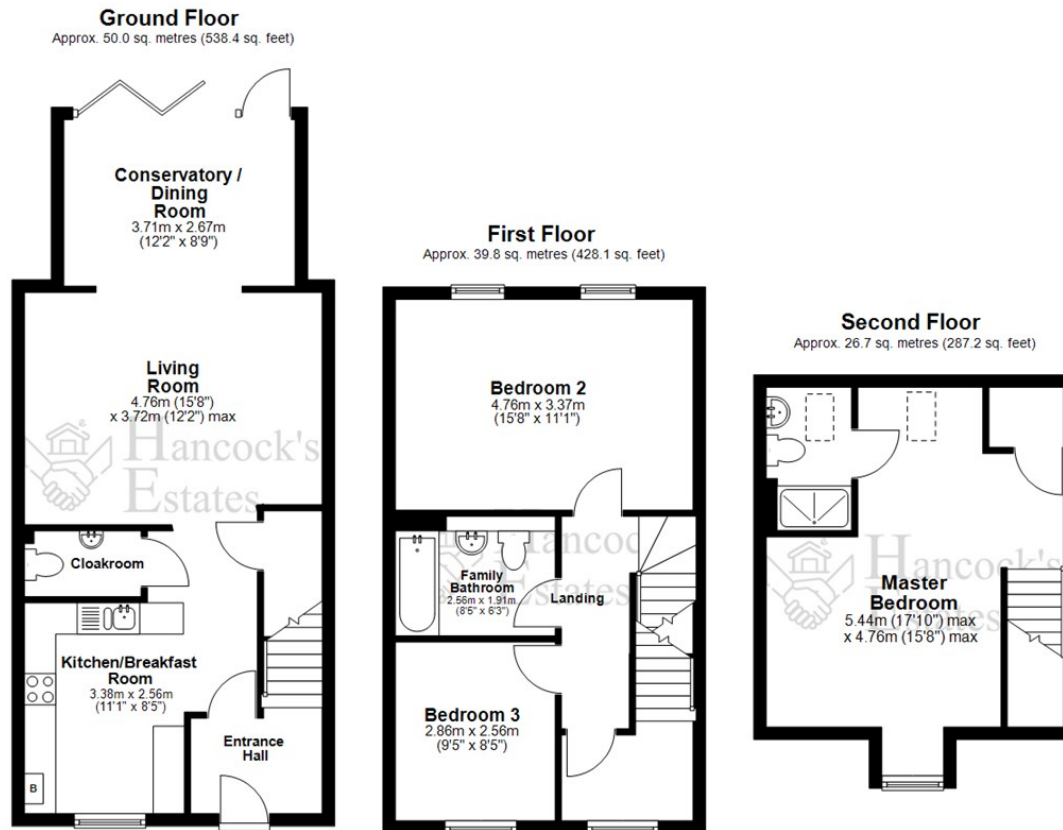
Gas Combination Boiler latest service: January 2026

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.

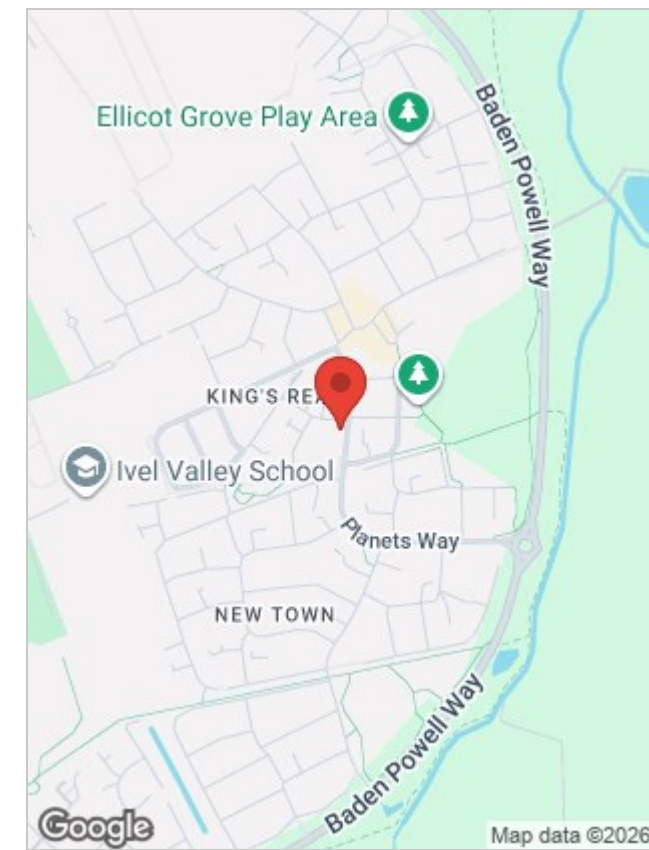






Total area: approx. 116.5 sq. metres (1253.7 sq. feet)

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 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		