



Hancock's Estates

With you every step of the way



19 Beech Avenue, Biggleswade, SG18 0EG
£485,000 Freehold





19 Beech Avenue Biggleswade, SG18 0EG

- Extended Detached Family Home
- Four First Floor Bedrooms
- Ground Floor Bedroom 5 & Wet Room
- Superb Refitted Kitchen
- Conservatory with Air Conditioning
- En-Suite Shower Room & Family Bathroom
- Separate Reception Rooms
- Southerly Facing Rear Garden
- Approximate 0.9 Mile Walk to Station
- Original Owners from New!

An extended, detached family home with versatile accommodation being sold by the original owners since 1984. Genuinely much loved, improved and cared for, the accommodation comprises entrance hall, study / bedroom 5 with adjoining modern wet room, living room, dining area opening to a snug / sitting room plus conservatory with air conditioning and under-floor heating, refitted 18ft kitchen, four bedrooms, en-suite and family bathroom. A full width block paved drive provides off road parking and to the rear is a Southerly aspect, established enclosed garden.

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Entrance Hall

Study / Bedroom 5	8'9" x 7'9" (2.67m x 2.36m)
Wet Room	7'1" x 7'2" (2.15m x 2.18m)
Living Room	17'3" x 11'10" (5.26m x 3.61m)
Dining Area	9'7" x 8'7" (2.92m x 2.62m)
Sitting Area	9'6" x 7'10" (2.92m x 2.39m)
Conservatory	9'9" x 8'11" (2.97m x 2.72m)
Kitchen	18'8" x 10'0" (5.69m x 3.06m)
Landing	
Master Bedroom	12'10" x 10'6" (3.91m x 3.19m)
En-suite	
Bedroom 2	16'2" x 10'2" max (4.93m x 3.10m max)
Bedroom 3	10'2" x 9'11" (3.10m x 3.02m)



Bedroom 4

9'11" x 7'6" (3.03m x 2.29m)

Bathroom

Outside

Established enclosed rear garden with mature floral and shrub beds and artificial lawn.

Driveway

Full width block paved drive

Agents Notes

Council Tax Band - E (£3016.92 - 2025 / 2026)

Traditional gas boiler located in kitchen (Airing cupboard on landing)

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, 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

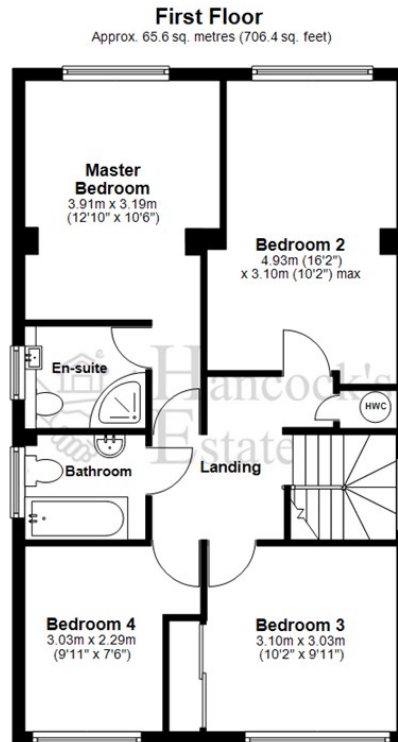
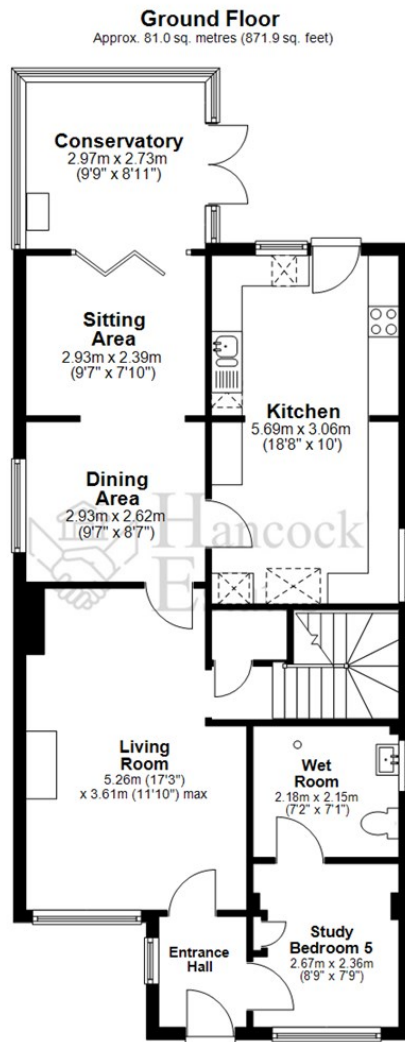
puzzle.redeeming.buddy

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.

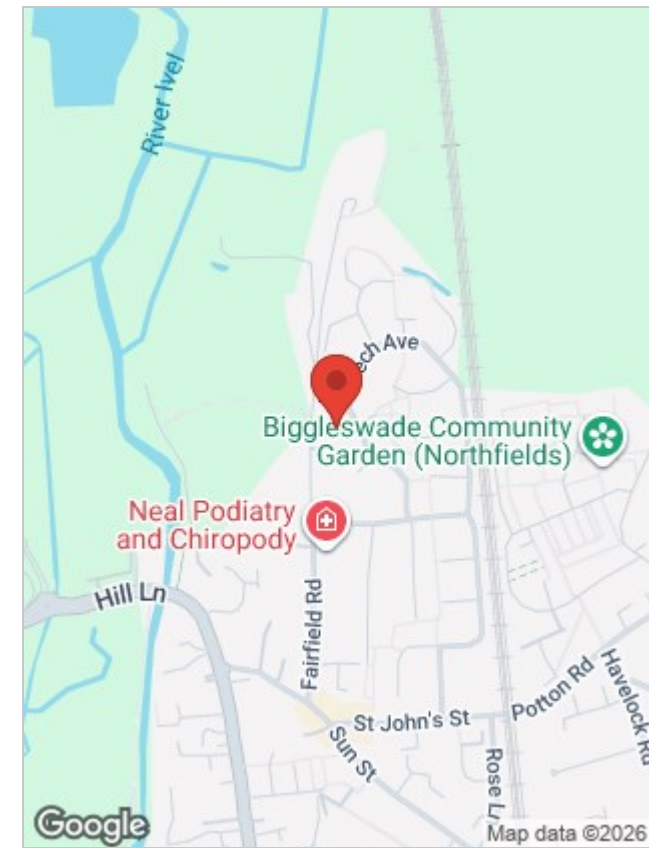






Total area: approx. 146.6 sq. metres (1578.2 sq. feet)

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 0EG**

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		81
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	