BEST ESTATE AGENT GUIDE 2025

Hancock's Estates

With you every step of the way

allAgents BEST SALES BRANCH FOR CUSTOMER EXPERIENCE Gold 2024 in Biggleswade

allAgents BEST ESTATE AGENT OF THE YEAR Gold 2024 in SG18

23 Erlensee Way, Biggleswade, SG18 8GG

£425,000 Freehold

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23 Erlensee Way
Biggleswade, SG18 8GG

£425,000 Freehold

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

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 with no Estate Management charge. 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.

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.

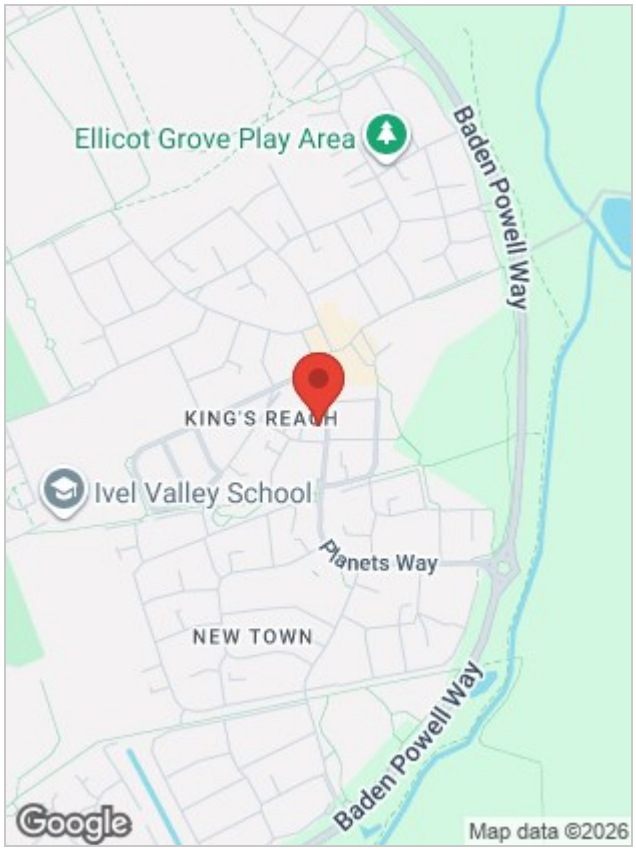
Upgrades and Enhancements
Upgraded kitchen with integrated appliances and granite worktops. Full range of chrome sockets and light switches, luxury vinyl tiling to bathroom and en-suite, floor tiling, full wall tiling, heated towel rails, glass roof conservatory with under-floor heating, multi-room linked 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.

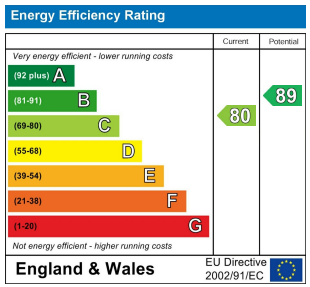
Precise Location
what3words: hero.node.cascaded

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.



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.

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