Hancock's Estates
With you every step of the way



71 Oak Crescent, Biggleswade, SG18 8JT
Guide price £440,000 Freehold

4 2 2 C


AEG
Bread

71 Oak Crescent
Biggleswade, SG18 8JT

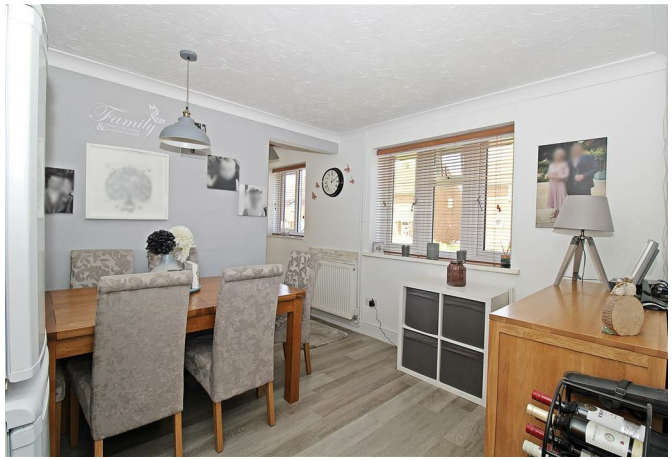
Guide price £440,000 Freehold

- Extended Semi Detached
- Four Bedrooms
- Significantly Improved Family Home
- Annexe Potential
- Luxury Refitted Kitchen
- Cloakroom, Bathroom & Shower Room
- Solar Panels and Air Conditioning
- Versatile Ground Floor Accommodation
- Established Corner Plot with Garage
- Walking Distance to Town Centre & Station



A truly spectacular family home with exhaustive list of exceptional improvements and sizeable space offering versatile ground floor layout with annex potential. Accommodation comprises entrance hall, cloakroom, living room, dining room, bedroom 1 / sitting room and shower room. On the first floor are three bedrooms and a family bathroom.
By no way inclusive, the vast list of improvements include, solar panels, air conditioning, modern combination boiler with remaining warranty, water softener, fitted EV point, replaced double glazed windows and doors, replaced consumer unit and much more.
Town centre, train station, schools and parks are all within walking distance.

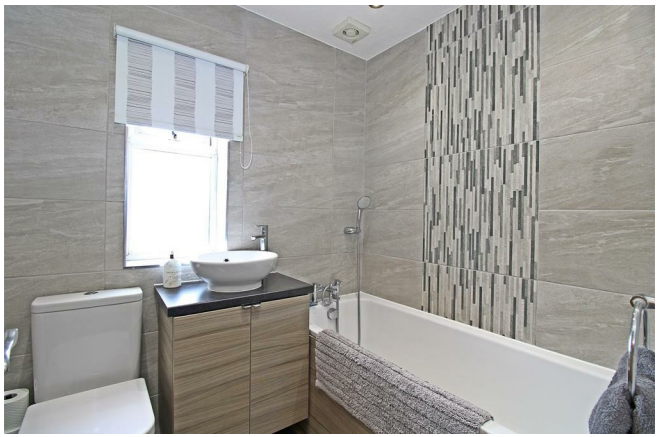




Entrance Hall	
Cloakroom	
Living Room	18'4" x 11'5" (5.58m x 3.48m)
Kitchen	11'5" x 11'2" (3.49m x 3.41m)
Utility Porch	
Dining Room	10'11" x 9'6" (3.32m x 2.90m)
Bedroom 1	12'6" x 10'9" (3.81m x 3.28m)
Shower Room	7'1" x 6'5" (2.17m x 1.95m)
Landing	
Bedroom 2	12'0" x 10'2" (3.66m x 3.10m)
Bedroom 3	11'9" x 11'5" (3.58m x 3.47m)
Bedroom 4	8'10" x 8' (2.69m x 2.44m)
Bathroom	







Garden
Enclosed low maintenance South facing garden

Drive
Block paved drive with EV point.

About The Area
Biggleswade offers a vast array of amenities from newsagents, butcher, baker, cafes and restaurants, hair salons, opticians and High Street brands such as, 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, Smyths Toy Store 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.

Agents Notes
Council Tax Band D £2591.56 (2026-2027)
Combination Boiler fitted 08/12/2022 with remainder of 12 year warranty expiring 07/12/2034
Solar panels fitted with storage batteries
Fitted Air Conditioning

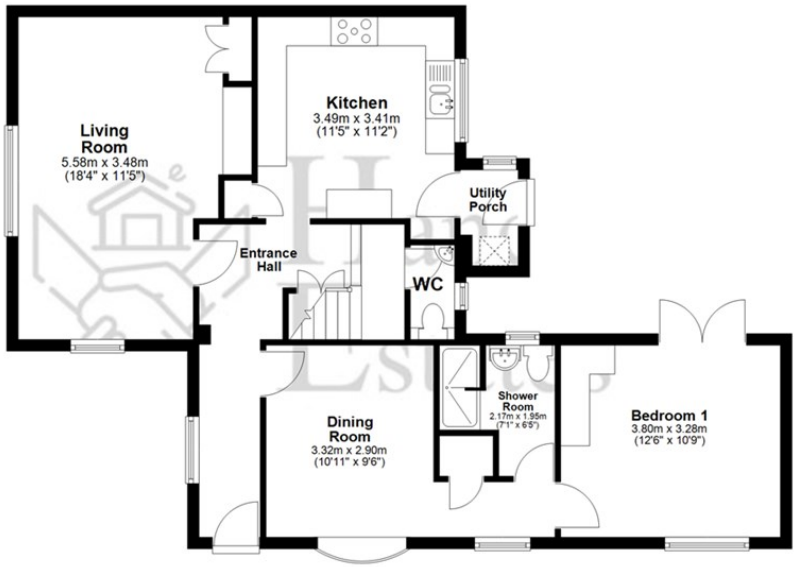
Precise Location
what3words: doses.prepare.forklift

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.



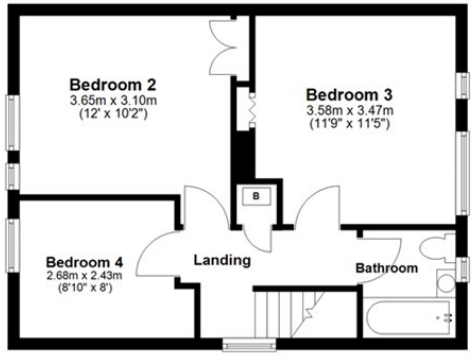
Ground Floor

Approx. 77.9 sq. metres (838.6 sq. feet)

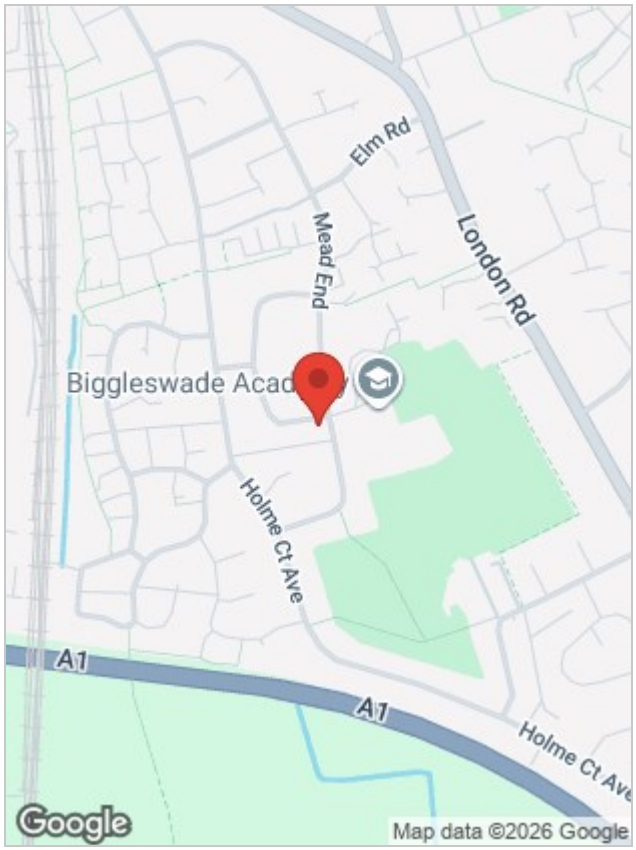


First Floor

Approx. 42.2 sq. metres (454.1 sq. feet)



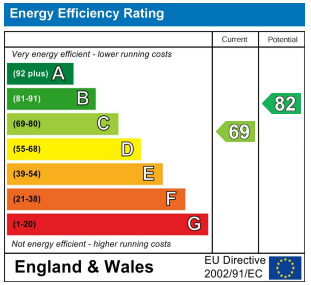
Total area: approx. 120.1 sq. metres (1292.7 sq. feet)



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

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.

39 Sanger Avenue, Biggleswade, Bedfordshire, SG18 8FY
Tel: 01767 348 288 | Email: sales@hancocks-estates.co.uk