



Hancock's Estates

With you every step of the way



11 Handel Way, Biggleswade, SG18 8TY
£418,500 Freehold





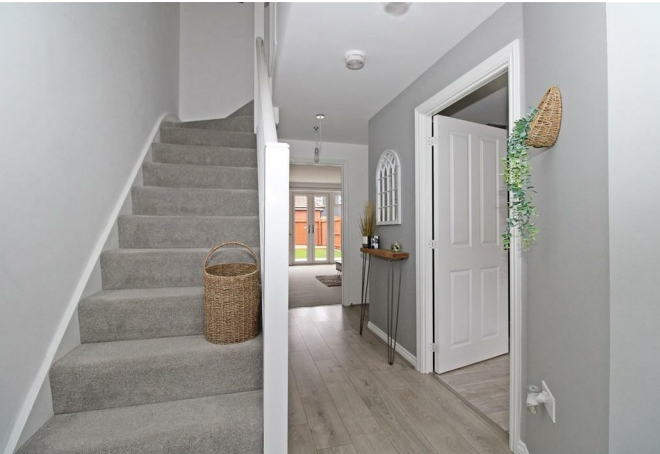
11 Handel Way

Biggleswade, SG18 8TY

- Beautifully Presented Home
- Four Bedrooms
- Cloakroom & En-Suite
- Integrated Kitchen Appliances
- Garage and Parking to Rear
- Spacious Top Floor Master Bedroom
- Numerous Upgrades & Improvements
- Approximate 1.3 Mile Walk to Station
- Low Maintenance Rear Garden
- Remaining NHBC Warranty

Located on the sought after Kings Reach development, this three year old home is exceptionally well presented with numerous upgrades and improvements, including integrated kitchen appliances and 35ft landscaped, low maintenance garden with a south westerly aspect. The property is moments from the local shopping court and has a garage and parking to rear.

£418,500 Freehold



Entrance Hall	
Cloakroom	
Living Room	13'9" x 16'1" (4.18m x 4.90m)
Kitchen/Breakfast Room	11'4" x 10'8" (3.46m x 3.25m)
Landing	
Bedroom 2	11'0" x 10'0" (3.36m x 3.06m)
Bedroom 3	10'6" x 8'10" (3.21m x 2.70m)
Bedroom 4	11'0" x 5'9" (3.36m x 1.74m)
Bathroom	
Master Bedroom	
19'7" x 16'0" max. over stairs (5.97m x 4.88m max. over stairs)	
En-suite	9'9" x 4'11" (2.98m x 1.51m)



Garage

19'8" x 9'10" (5.99m x 3.00m)

Up and over door, power and light, eaves storage space

Outside

Enclosed, low maintenance rear garden approximately 35ft x 17ft (10.67m x 5.18m) with side gated access, weather-proof power point, outside tap. South Westerly aspect.

About The Area

Kings Reach has its own shopping court with a Sainsbury's Local, barbers, arts and crafts shop, pizza take out and coffee house. There is also a community centre, numerous play parks and greens, plus nursery and lower schooling.

Biggleswade offers a vast array of amenities from newsagents, butcher, baker, cafes and restaurants, hair salons, opticians, independent food stores and craft shop to High Street brands such as Lloyds Pharmacy, 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 expanding A1 retail park has encouraged some major retailers to Biggleswade with big brands such as Marks and Spencer, Next, Boots, Halfords, Argos, Wilko, Pets at Home and Homebase to name a few, plus the recently opened Lidl supermarket.

Agents Notes

Council Tax Band - D

Gas fired central heating.

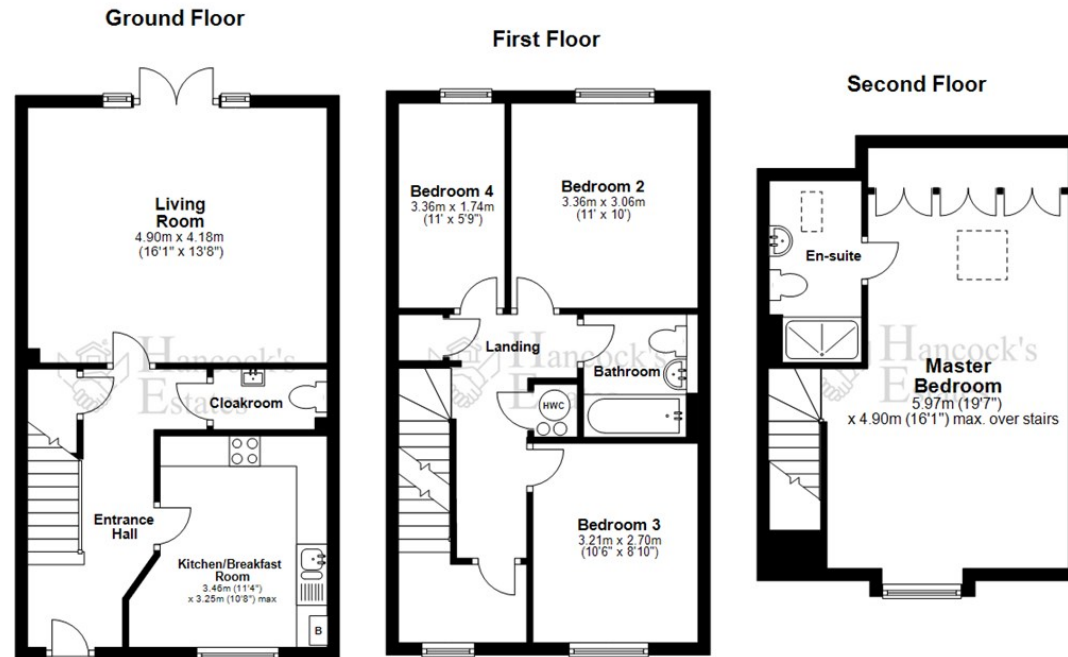
Rear garden with a South Westerly aspect

Precise Location: what3words

first.spend.permanent







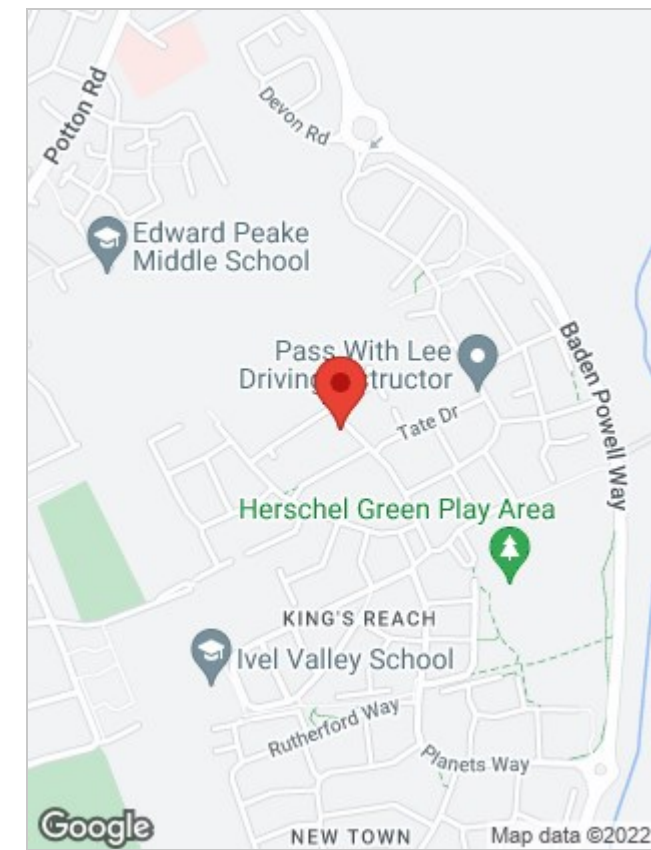
Total area: approx. 117.5 sq. metres (1265.0 sq. feet)

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.

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.



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(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