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

3 Orchard Road, Beeston, SG19 1PJ

Guide price £350,000 Freehold

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3 Orchard Road
Beeston, SG19 1PJ

- Mature Extended Semi Detached Home
- Three Bedrooms
- Three Receptions Areas
- Sizeable Refitted Kitchen
- Refitted Ground Floor Bathroom
- Recent Double Glazing and New Gas Boiler
- Solar Panels Installed
- Total Plot is Over 220ft
- Village Location
- Spacious Timber Garage / Workshop

An exceptional, extended, mature semi-detached home in the village of Beeston with parking for numerous vehicles and an over-size timber garage / workshop, all set in a huge plot measuring over 220ft!
Accommodation comprises entrance lobby, living room, dining room, sun room, kitchen, ground floor bathroom and to the first floor, three bedrooms. In this design of home, very often we see the rear of the 17ft master bedroom being divided and a first floor bathroom being installed if desired.
The 140ft enclosed rear garden faces South / East and the property is within walking distance of Beeston Green.

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Entrance	
Living Room	17'1" x 11'0" (5.21m x 3.35m)
Sun Room	9' x 8'10" (2.74m x 2.69m)
Kitchen	17'0" x 10'8" (5.19m x 3.24m)
Dining Room	10'8" x 9'5" (3.25m x 2.87m)
Bathroom	7'2" x 5'9" (2.19m x 1.76m)
Landing	
Bedroom 1	17'1" x 11'0" (5.21m x 3.35m)
Bedroom 2	11'7" x 7'10" (3.53m x 2.39m)
Bedroom 3	9'0" x 8'0" (2.75m x 2.43m)

Frontage
Front garden plus double width 41ft drive leading to a secure single width 50ft drive accessing the timber garage / workshop.

Rear Garden 140' (42.67m)
Rear garden is approximately 140ft by 39ft wide plus sizeable patio / seating area.

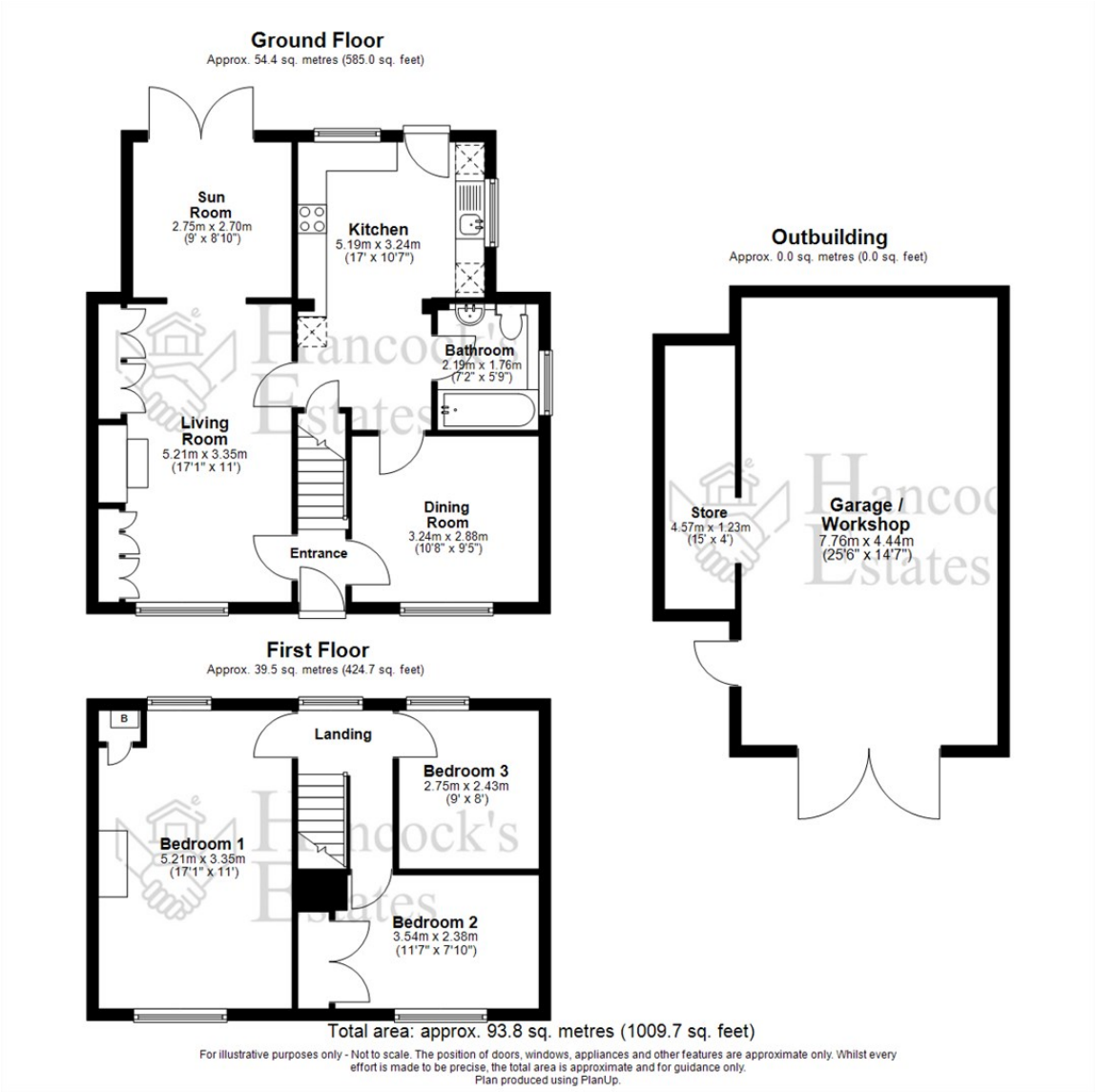
Timber Garage / Workshop 25'6" x 14'7" (7.77m x 4.45m)
Attached storage area

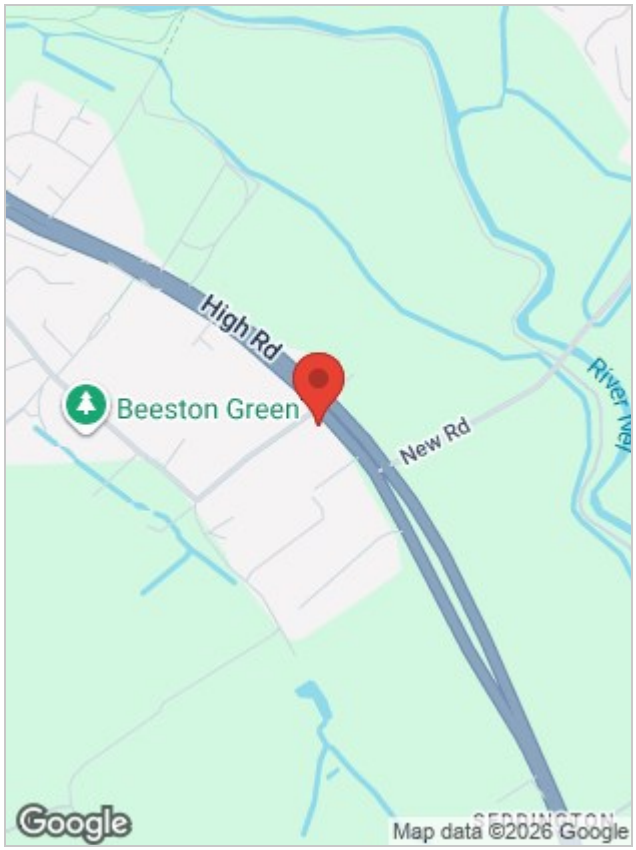
About The Area
Orchard Road is located just to the west of the A1 close to the attractive Beeston Green and within easy access of the town amenities and train stations at Biggleswade or Sandy.
The famous Shuttleworth aircraft and vehicle collection is only a few minutes drive (within 4 miles) away where 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: C £2256.46 2026/27
All windows and doors replaced in 2022
Gas boiler replaced in June 2025 complete with a British Gas warranty till June 2030
Solar panels fitted April 2024 with a 10 year insurance backed guarantee.

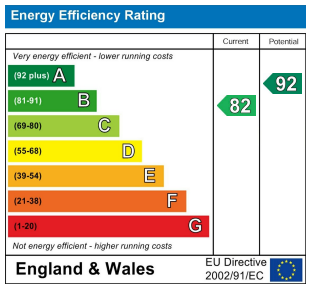
Precise Location: what3words
evolution.moss.swift

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.





For GPS direction please follow **SG19 1PJ**



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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