



Hancock's Estates
With you every step of the way



8 Poplar Close, Biggleswade, SG18 0EW
£350,000 Freehold





8 Poplar Close Biggleswade, SG18 0EW

- Extended Semi Detached Family Home
- Four Bedrooms
- Kitchen / Breakfast Room
- Bathroom / Shower Room & Separate WC
- Gas Radiator Heating with New Boiler 2025
- Garage & Drive
- 42ft Enclosed Garden
- Approximate 1 Mile Walk to Station
- Cul-De-Sac Position
- Some Updating Beneficial

Last available in 1981, this established, cul-de-sac, family home has a mature two-storey extension, substantially increasing the ground floor space and creating sizeable bedrooms 2 and 3. The separate WC and bathroom with shower cubicle and wash hand basin would benefit from updating.

An enclosed 42ft / 20ft garden gives side gated access onto the drive.

Train station and schools are within walking distance and the A1 is easily accessible.



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Entrance Lobby	
Living Room	23'4" x 13'4" max (7.11m x 4.06m max)
Kitchen/Breakfast Room	17'5" x 7'10" (5.32m x 2.38m)
Dining Area	8'1" x 7'9" (2.47m x 2.36m)
Landing	
Bedroom 1	11'11" x 9'2" (3.64m x 2.80m)
Bedroom 2	11'3" max x 8'10" (3.43m max x 2.69m)
Bedroom 3	14'3" x 7'9" max (4.34m x 2.36m max)
Bedroom 4	8'10" x 6'6" (2.68m x 1.99m)
Separate WC	5'9" x 2'11" (1.74m x 0.90m)
Bathroom	4'11" x 9'2" (1.51m x 2.80m)
Garden	42' x 20' (12.80m x 6.10m)
Outside tap and side gated access	



Garage

16'3" x 8'2" (4.95m x 2.50m)

Up and over door. Power and light.

Drive

Driveway leading to garage with further paved hard standing area.

Agents Notes

Council Tax Band - D

New Gas Boiler refitted by British Gas in March 2025

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, 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

viewer.spokes.crinkled

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.





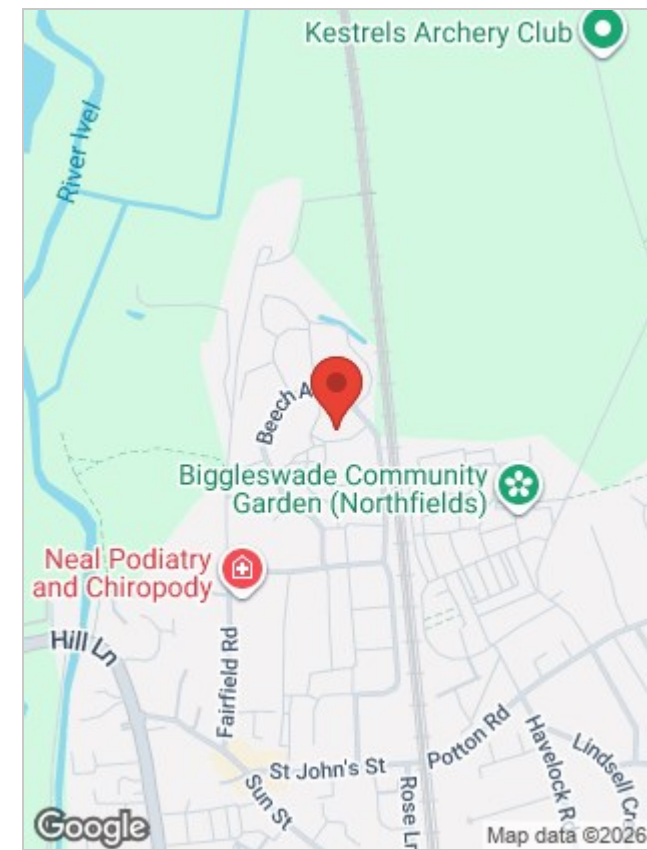


Total area: approx. 95.2 sq. metres (1025.2 sq. feet)

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 0EW**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	72	79
EU Directive 2002/91/EC		