



# Hancock's Estates

*With you every step of the way*



**17 Erlensee Way, Biggleswade, SG18 8GG**  
**£365,000 Freehold**





BEWARE OF THE AFFECTIONATE DOG

HOME

# 17 Erlensee Way Biggleswade, SG18 8GG

- Modern Three Storey Home
- Three Double Bedrooms
- Kitchen / Breakfast Room
- Refitted Family Bathroom
- Cloakroom and En-Suite
- Approximate 1.1m Walk to Station
- 31ft West Facing Garden
- Popular Development
- Two Allocated 'Side by Side' Parking Spaces
- Walking Distance to Local Shopping Court

A modern three storey townhouse on the popular Kings Reach development offering three double bedrooms, cloakroom and en-suite, superb refitted family bathroom, kitchen / breakfast room and living room overlooking the West facing 31ft garden leading to the parking court with two allocated spaces.

Local shopping parade is within walking distance as are numerous play parks, lower school and community centre.

**£365,000 Freehold**



## Entrance Hall

## Cloakroom

**Living Room** 15'8" x 12'1" (4.78m x 3.68m)

**Kitchen/Breakfast Room** 11'3" x 8'5" (3.42m x 2.56m)

## Landing

**Bedroom 2** 13'8" x 11' (4.17m x 3.35m)

**Bedroom 3** 9'5" x 8'4" (2.88m x 2.55m)

**Family Bathroom** 6'3" x 8'4" (1.90m x 2.55m)

**Master Bedroom**  
15'9" over stairs x 15'2" (4.80m over stairs x 4.62m)

## En-suite

**Garden** 31' x 17' (9.45m x 5.18m)  
West facing, rear gated access, power to shed.



### **Allocated Parking**

Two (side by side) allocated parking spaces.

### **Agents Notes**

Gas Combination boiler: Latest service 23/01/2026

Council Tax Band: D

### **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.

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.

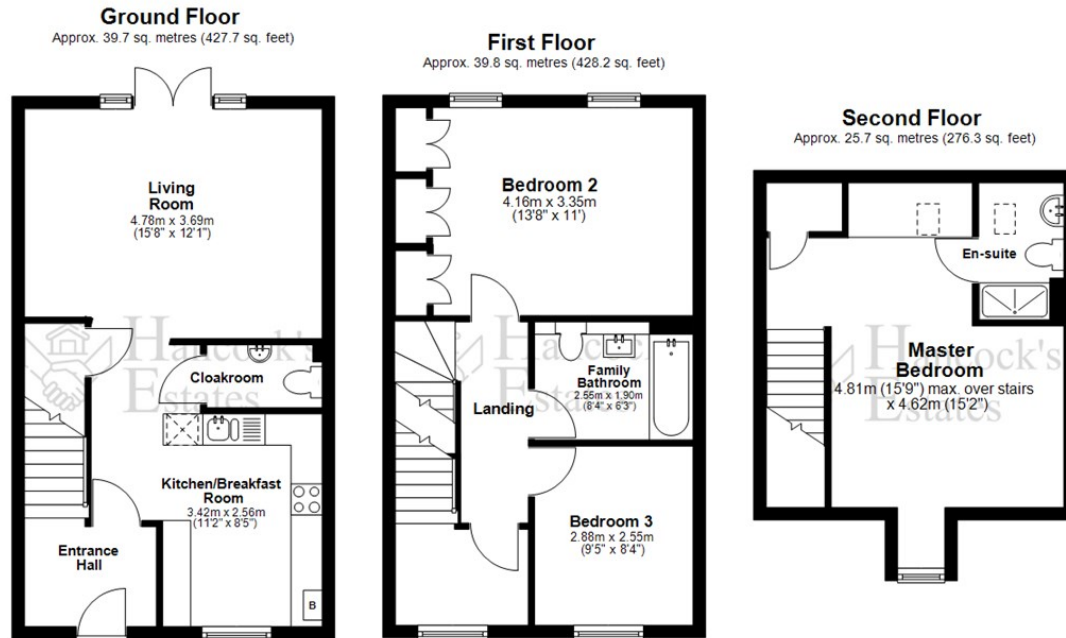
### **Carefully Selected Services**

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.

### **Precise Location**

what3words: stags.lengthen.policy





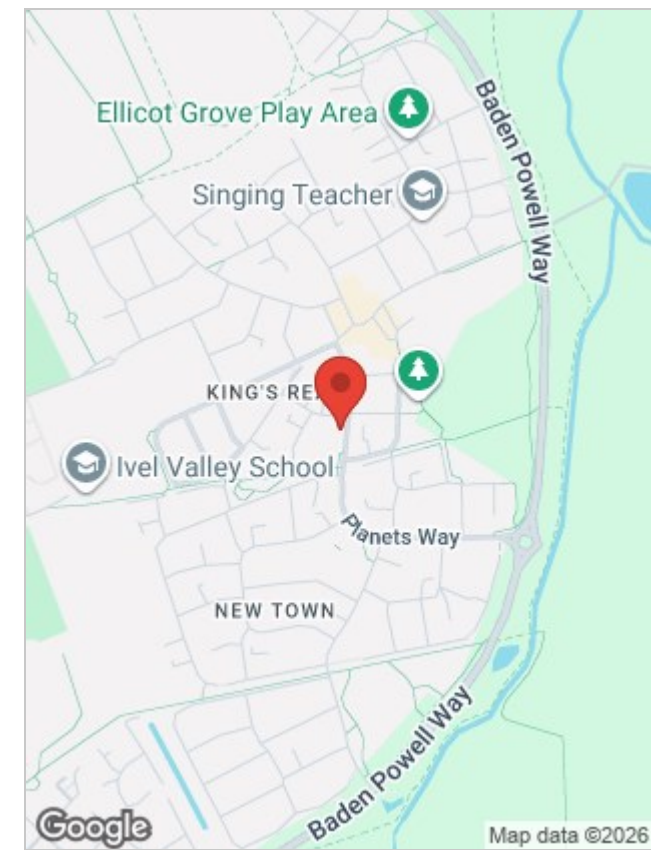
Total area: approx. 105.2 sq. metres (1132.2 sq. feet)

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 8GG**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B		
(69-80)	C		79
(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	