



**Kennedy
& Foster**

2 Hitchmead Road
Biggleswade
SG18 0NH
£450,000

- BEAUTIFULLY RENOVATED
- DETACHED CHALET HOME
- OPEN PLAN LIVING
- LOG BURNER
- NEW FITTED KITCHEN
- TWO BED DOWNSTAIRS BEDROOMS AND SHOWER ROOM
- FIRST FLOOR MASTER SUITE WITH A FOUR PIECE BATHROOM
- WALKING DISTANCE TO THE TOWN CENTRE & TRAIN STATION



This beautifully presented and much improved detached chalet home offers: Open plan living, newly fitted kitchen, log burner and bi folding doors. Two downstairs bedrooms and shower room, plus a first floor master suite with a luxury 4 piece bathroom. The property also offers off road parking and a lovely rear garden. Contact Kennedy & Foster The Sole Agents to arrange your viewing.

SOLID WOOD FRONT DOOR INTO:

RECEPTION HALL

Oak flooring, inset lighting, vertical radiator, fitted unit with shelving and storage. Inset lighting Doors into:

BEDROOM

10' 09" x 10' 06" (3.28m x 3.2m) Radiator, uPVC double glazed window to front.

SHOWER ROOM

Fully tiled walk in double shower with rainwater shower over plus a hand shower attachment. Close coupled W/C, vanity basin with cupboards under, part tiled wall, heated towel rail, uPVC double glazed frosted window to front.

OPEN PLAN LIVING

31' 08" x 10' 10" (9.65m x 3.3m)

LOUNGE AREA

Log burner with oak beam over, uPVC double glazed featured window to side, oak flooring, two vertical radiators. Aluminium bi folding doors leading out to rear garden. Stairs to first floor.

KITCHEN AREA

Refitted with wall, base and drawer soft closing handleless units with Quartz work surfaces over, sunken sink with modern mixer tap, integrated fridge freezer, space for Dishwasher. Built in microwave and double oven, electric hob, inset lighting, tiled flooring, breakfast bar with over head lighting. Opening to:

UTILITY AREA

8' 11" x 5' 11" (2.72m x 1.8m) Cupboard housing refitted Combi boiler and consumer units, space for washing machine and tumble dryer, storage cupboard with shelving, oak flooring. uPVC double glazed window to front. Door to:

BEDROOM

12' 07" x 8' 11" (3.84m x 2.72m) Oak flooring, uPVC double glazed sliding patio doors on to rear garden, vertical radiator, inset lighting.

FIRST FLOOR LANDING

Inset lighting, Door to:

MASTER BEDROOM

12' 07" x 15' 11" (3.84m x 4.85m) Radiator, access to

partially boarded loft, Eves Storage, uPVC double glazed window to front, Door to:

4 PIECE BATHROOM

Free standing double ended bath with wall mounted waterfall tap, heated towel rail, fully tiled shower cubicle with rain water shower over with hand shower attachment, Low level W/C, Vanity basin with drawers under, uPVC double glazed frosted window to front.

OUTSIDE

FRONT GARDEN

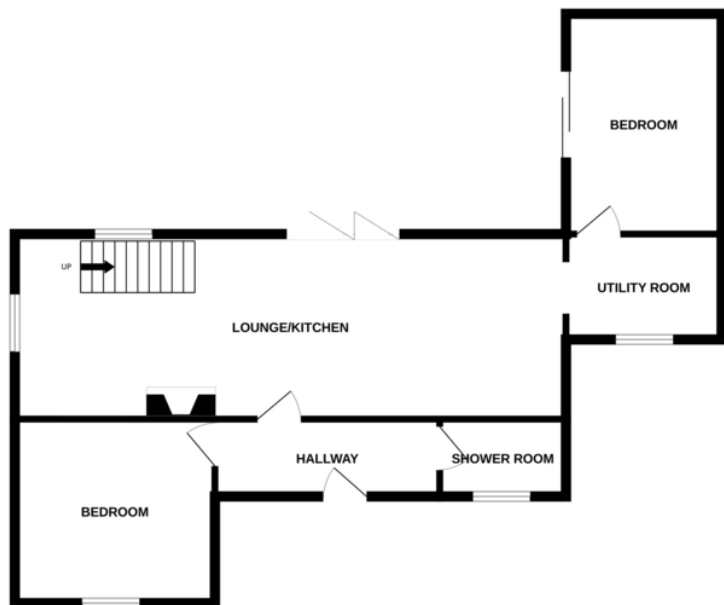
Block paved parking for two cars, laid to lawn, gated side access.

REAR GARDEN

Porcelain tiled patio, laid to lawn, raised beds, shed, fully enclosed.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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COUNCIL TAX BAND

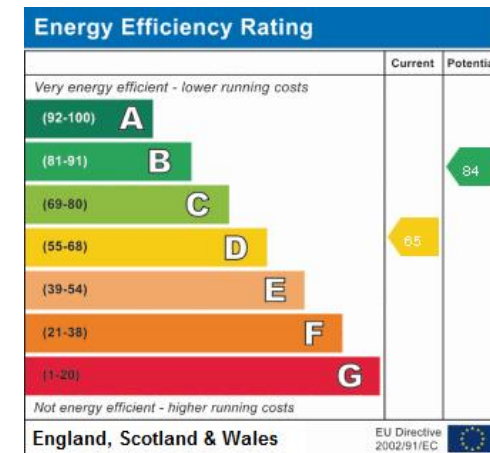
Tax band D

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements