



**Kennedy  
& Foster**

**3 Swanbourne Close  
Biggleswade  
SG18 8EN**

**Guide Price £450,000 - £460,000**

- SELECT CLOSE
- WALKABLE TO TRAIN STATION AND AMENITIES
- EXTENDED FOUR BEDROOM SEMI
- LOUNGE/DINING ROOM

- KITCHEN/BREAKFAST/FAMILY ROOM
- ENSUITE TO MASTER
- CLOAKROOM & FAMILY BATHROOM
- DRIVEWAY



GUIDE PRICE £450,000 - £460,000. Situated in a small select close within walking distance of the train station and amenities, this very well presented FOUR BEDROOM EXTENDED SEMI offering an excellent floorplan making this an ideal family home. The property comprises of: Spacious entrance halls, cloakroom, lounge/dining room kitchen/breakfast / family room, 4 good size bedrooms, en-suite and family bathroom. Properties in this location are rarely available and we recommend an early viewing to avoid disappointment. Contact Kennedy & Foster the Sole Agents to arrange your viewing.

EPC & FLOORPLAN TO FOLLOW.

**FRONT DOOR INTO:**

#### **ENTRANCE HALL**

Radiator, coving to ceiling. Door to:

#### **SECOND ENTRANCE HALL**

Radiator, stairs to first floor with storage under. Doors to:

#### **CLOAKROOM**

Low level W.C, wash hand basin, radiator, uPVC double glazed frosted window, tiled floor.

#### **LOUNGE/DINING ROOM**

23' 10 narrowing to" x 11' 11" x 9' 07" (7.26m x 3.58m)  
Electric fire with live flame coal effect, two radiator, coving to ceiling, laminate flooring, uPVC double glazed window to front, uPVC double glazed French doors to rear garden.

#### **'L' SHAPED KITCHEN/BREAKFAST/FAMILY ROOM**

22 ' 00 max" x 21' 02 max" (6.71m x 6.45m)

#### **KITCHEN AREA**

Wall, base and drawer units with work surfaces over, 1 1/2 bowl sink unit with mixer tap. Built in oven, gas hob, extractor over. Integrated dishwasher, under cupboard lighting, uPVC double glazed window to rear, tiled flooring, radiator, pantry, radiator.

#### **FAMILY AREA**

Herringbone LVT flooring, uPVC double glazed door to rear garden, wall and base units with work surfaces over, space for fridge/freezer, washing machine and condensing tumble dryer, 2 radiators, uPVC double glazed window to front.

## FIRST FLOOR LANDING

Loft access with ladder and lighting and housing gas combi boiler, coving to ceiling, shelved cupboard.  
Doors to:

## MASTER SUITE

14' 02" x 12' 04" (4.32m x 3.76m)

## BEDROOM

uPVC double glazed window to front, radiator. Door to:

## ENSUITE

Fully tiled, double shower with shower over, vanity basin with cupboards under, low level W.C, heated towel rail, uPVC double glazed frosted window to rear, extractor fan.

## BEDROOM TWO

11' 04" to front of wardrobe" x 9' 05" (3.45m x 2.87m)  
uPVC double glazed window to front, radiator, built in wardrobe with mirrored sliding doors, coving to ceiling.

## BEDROOM THREE

11' 01" x 10' 02" (3.38m x 3.1m) uPVC double glazed window to rear, radiator, coving to ceiling.

## BEDROOM FOUR

8' 10" x 8' 00" (2.69m x 2.44m) uPVC double glazed window to front, radiator, coving to ceiling.

## BATHROOM

Fully tiled, 'P' shaped bath with mixer tap and hand shower attachment and electric shower over, vanity basin with cupboard under, low level W.C, radiator, uPVC double glazed frosted window to rear.

## OUTSIDE

### FRONT GARDEN

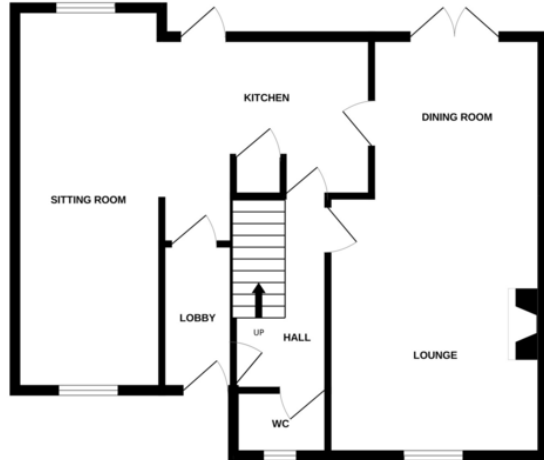
Block paved driveway to front, gated side access to rear garden, outside tap.

### REAR GARDEN

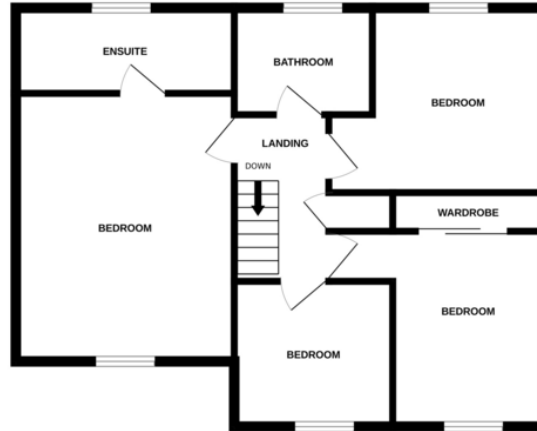
Large patio area, raised beds, artificial lawn, outside tap, shed, electric sockets, wildlife pond.



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			83
(69-80) <b>C</b>		72	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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