



**Kennedy  
& Foster**

86 Hitchin Street

Biggleswade

SG18 8BL

**£450,000**

- DETACHED PROPERTY
- INDIVIDUALLY DESIGNED
- ADAPTABLE ACCOMMODATION
- THREE BEDROOMS

- CLOAKROOM, ENSUITE & FAMILY BATHROOM
- PARKING FOR C 3 CARS
- GARAGE
- LOVELY GARDENS



Centrally located and ideal for the train station and town centre this versatile detached property that has parking for c 3 cars and a garage, lovely rear garden and accommodation comprising of: entrance hall, cloakroom, dining room, study, lounge, kitchen, 3 bedrooms, en-suite and bathroom. Contact Kennedy & Foster the sole agents to arrange your viewing.

#### **FRONT DOOR INTO:**

#### **ENTRANCE HALL**

Double radiator, cloaks cupboard. Doors to:

#### **CLOAKROOM**

Low level W.C, vanity basin, uPVC double glazed frosted window.

#### **DINING ROOM**

13' 09" x 11' 11" (4.19m x 3.63m) Mock beams, feature brick fireplace tiled hearth, radiator, uPVC double glazed window.

#### **STUDY**

12' 05" x 7' 06" (3.78m x 2.29m) Mock beams, radiator, uPVC double glazed window. Opening to:

#### **LOUNGE**

14' 00" x 12' 09" (4.27m x 3.89m) Brick open fireplace with tiled hearth, mock beams, uPVC double glazed window, radiator.

#### **KITCHEN**

15' 03" x 12' 08" (4.65m x 3.86m) Wall, base and drawer units with work surfaces over, space for range style cooker, 1 1/2 bowl stainless steel sink unit with mixer tap, space for washing machine, dishwasher and tumble dryer, tiled flooring, uPVC double glazed window and door to rear garden.

#### **FIRST FLOOR LANDING**

Doors to:

#### **BEDROOM ONE**

12' 07" x 11' 10" (3.84m x 3.61m) Mock ceiling beams, two uPVC double glazed windows to front, double radiator, door to walk in wardrobe. Door to:

### **ENSUITE**

Shower cubicle with shower over, vanity basin, low level W.C, uPVC double glazed frosted window to front, triple wardrobe with mirrored sliding doors, coving to ceiling.

### **BEDROOM TWO**

15' 04" x 7' 11" (4.67m x 2.41m) Double radiator, uPVC double glazed window to rear, built in double wardrobe with mirrored sliding doors, mock ceiling beams.

### **BEDROOM THREE**

10' 05" x 7' 11" (3.18m x 2.41m) Double radiator, uPVC double glazed window, storage cupboard.

### **BATHROOM**

4 Piece suite, shower cubicle with shower over, panelled bath with mixer tap, vanity basin, cupboard under, low level W.C, heated towel rail, fully tiled walls, storage cupboard.

### **FRONT**

Shingle parking for several cars, gated access leading to rear garden.

### **GARAGE**

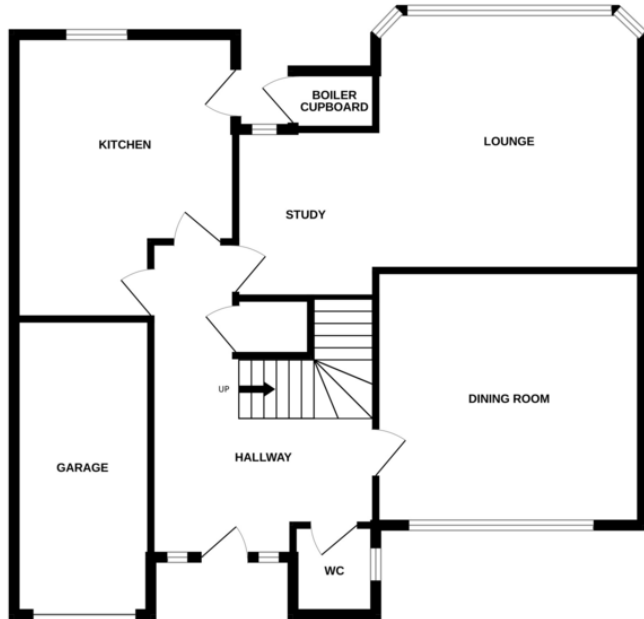
Up and over door.

### **REAR GARDEN**

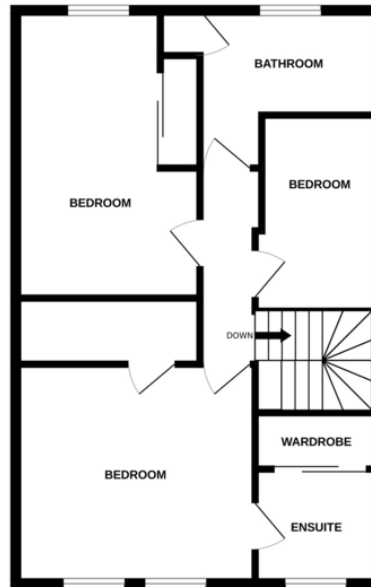
Artificial lawn, decking, paved patio, cupboard housing boiler, shed, trees, gated access, personnel door to garage.



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 |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |          |                         |           |
| (92-100)   | <b>A</b> |                         |           |
| (81-91)  | <b>B</b> |                         |           |
| (69-80)  | <b>C</b> |                         | 80        |
| (55-68)  | <b>D</b> | 61                      |           |
| (39-54)  | <b>E</b> |                         |           |
| (21-38)  | <b>F</b> |                         |           |
| (1-20)   | <b>G</b> |                         |           |
| <i>Not energy efficient - higher running costs</i> |          |                         |           |
| <b>England, Scotland &amp; Wales</b>               |          | 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 and 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