



**Kennedy
& Foster**
EXECUTIVE HOMES

55A London Road, Biggleswade
SG18 8ED

£995,000

A wonderful 5 Bed Detached House situated in the highly regarded located in Biggleswade.

- STYLISH AND BEAUTIFULLY PRESENTED
- INDIVIDUALLY DESIGNED EXECUTIVE HOME
- FIVE DOUBLE BEDROOMS
- STUNNING KITCHEN/DINING/FAMILY ROOM
- HIGHLY REGARDED LOCATION OF BIGGLESWADE
- 2 BATHROOMS
- UTILITY ROOM
- TANDEM GARAGE WITH ELECTRIC ROLL UP DOORS

Kennedy & Foster are proud to present a substantial individually designed detached executive home proudly positioned on the highly regarded London road and within easy walking distance to the Train Station and amenities. This amazing open plan 'L' shaped Dining/Family/Kitchen with bi folding doors opening onto the rear garden, a separate utility room, cloakroom, study and formal lounge. On the first floor you will find 5 double bedrooms, an en suite and a four piece family bathroom. To compliment this beautiful property is gated access to a large driveway enclosed by a brick wall and railings leading to the garage that has electric roll up doors, rear garden which is ideal for entertaining and hosting BBQ from the BBQ Hut all year round. Contact Kennedy & Foster the Sole Agent to arrange your viewing.





Property Description

COMPOSITE FRONT FOUR INTO:

ENTRANCE PORCH

Full height frosted window to front, engineered oak flooring, under floor heating. Door to:

ENTRANCE HALL

Stairs to first flooring landing with pull out under stairs storage, engineered oak flooring, underfloor heating. Doors to:

CLOAKROOM

Vanity basin with drawers under, close coupled W.C, fully tiled walls, uPVC double glazed frosted window, engineered oak flooring, underfloor heating.

STUDY/PLAYROOM

15' 01" x 8' 11" (4.6m x 2.72m) Two uPVC double glazed windows to side, engineered wood flooring, underfloor heating.

KITCHEN/ DINING/FAMILY ROOM

29' 02" x 24' 07" (8.89m x 7.49m) Open plan 'L' shaped room.

DINING/FAMILY AREA

Engineered oak flooring, under floor heating, Bi-folding doors to rear garden, uPVC double glazed to side and pocket door to lounge.

KITCHEN AREA

White high gloss soft closing wall, base and drawer units with work surfaces over, wine chiller. Built in double oven/grill, space for American style fridge/freezer. 5 ring gas hob and

extractor hood over, inset sink with mixer tap, full height pull out larder. Breakfast bar, inset lighting, uPVC double glazed windows to rear, door to entrance hall. Door into:

UTILITY ROOM

9' 00" x 5' 10" (2.74m x 1.78m) Space for dishwasher, washing machine and tumble dryer. Stainless steel single drainer sink unit with spray tap, cupboard housing boiler, uPVC double glazed window to side and door to rear garden, underfloor heating.

LOUNGE

16' 07" x 12' 10" (5.05m x 3.91m) Engineered oak flooring, underfloor heating, Dual aspect uPVC double glazed windows, inset lighting.

FRIST FLOOR LANDING

Airing cupboard, uPVC double glazed window to front, radiator. Doors to:

MASTER SUITE BEDROOM

19' 03" x 11' 05" (5.87m x 3.48m) Two uPVC double glazed windows to rear, radiator, inset lighting, wardrobe with sliding doors, hanging rails, drawers and shoe storage. Door to:

ENSUITE

Fully tiled double shower, pedestal basin, extractor fan, uPVC double glazed window to rear, low level W.C.

BEDROOM TWO

13' 09" x 10' 01" (4.19m x 3.07m) Radiator, Loft hatch with pull down ladder with lighting and partially boarded. Two uPVC double glazed windows to rear.

INNER LANDING

Doors to:





BEDROOM THREE

12' 11" x 11' 05" (3.94m x 3.48m) Wardrobes with hanging rails, drawers and mirrored sliding doors, two uPVC double glazed windows to front, inset lighting.

BEDROOM FOUR

14' 11" x 13' 00" narrowing to 8' 05" (4.55m x 3.96m) uPVC double glazed window to side, radiator, inset lighting.

BEDROOM FIVE

10' 07" x 8' 06" (3.23m x 2.59m) Two uPVC double glazed windows to front, radiator, inset lighting.

FOUR PIECE BATHROOM

10' 08" x 8' 06" (3.25m x 2.59m) Free standing double ended bath with mixer tap, fully tiled walk in double shower with shower over, pedestal basin, low level W.C, heated towel rail, uPVC double glazed frosted window to side, extractor fan, inset lighting.

OUTSIDE

FRONT

62' 4" x 45' 11" (19m x 14m) Enclosed by brick wall and wrought iron railing block paved parking for c 6 cars to side and rear, slated areas, security lighting, gated side access to rear garden.

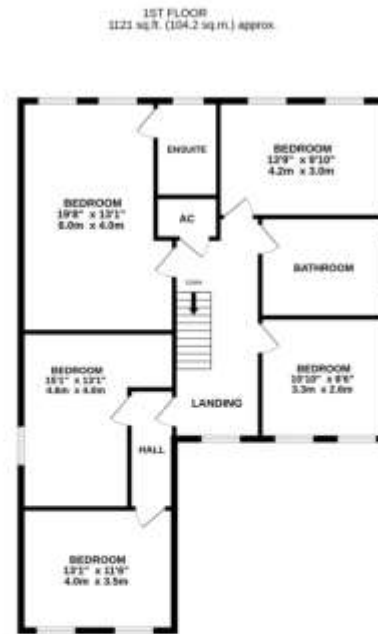
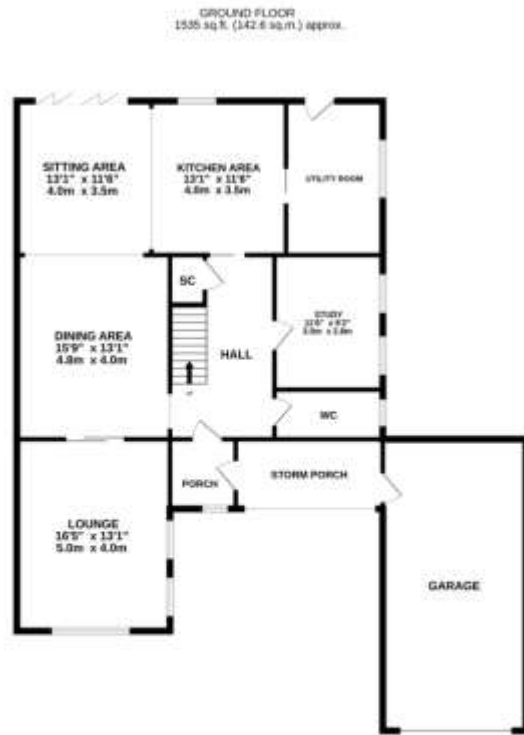
TANDEM GARAGE

23' 08" x 12' 02" (7.21m x 3.71m) Eaves storage, power and light, electric roll up doors to front and rear.

REAR GARDEN

Artificial lawn, paved patio areas, outside tap, raised decking seating area. BBQ hut with seating for 8, chimney, block paving and gated access.





TOTAL FLOOR AREA: 2656 sq.ft. (246.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, gardens, rooms and any other items are approximate and no responsibility is taken for any error creased in this statement. This plan is for illustrative purposes only and should be read in conjunction with any prospective purchase. The services, systems and appliances shown here are not guaranteed and no guarantee as to their operability or efficiency can be given.
Plan ref: KH0409 1/2022

COUNCIL TAX BAND

Tax band G

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

VIEWINGS

Strictly by prior appointment with the agent.



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