



**Kennedy
& Foster**

9 Chaucer Drive
Biggleswade
SG18 8QG
£525,000

- DETACHED FOUR BEDROOM PROPERTY
- CONSERVATORY
- UTILITY ROOM
- DINING ROOM
- ENSUITE & FAMILY BATHROOM
- GARAGE AND DRIVEWAY
- GARDENS
- CHAIN FREE



Situated in a small close of similar properties, within walking distance of the train station, this 4 bedroom detached property with accommodation comprising as follows: Entrance hall, cloakroom, lounge, dining room, kitchen, conservatory, utility room, 4 bedrooms, en-suite and family bathroom. A good size rear garden, garage and block paved driveway. Contact Kennedy & Foster the sole agents to arrange your viewing of this chain free property.

FRONT DOOR INTO

ENTRANCE HALL

Stairs to first floor landing, dado rail, coving to ceiling, under stairs storage cupboard. Doors to:

CLOAKROOM

Low level W.C, wash hand basin, heated towel rail, coving to ceiling, uPVC double glazed frosted window to front.

LOUNGE

15' 11 into bay" x 9' 05" (4.85m x 2.87m) Gas fire with wooden surround, coving to ceiling, uPVC double glazed bay window to front, dado rail, radiator. Arch to:

DINING ROOM

9' 09" x 9' 08" (2.97m x 2.95m) Radiator, dado rail, coving to ceiling, uPVC double glazed French doors to rear garden, door to kitchen. Door to:

CONSERVATORY

13' 00" x 11' 03" (3.96m x 3.43m) Power and light, radiator, uPVC double glazed French door to rear garden.

REFITTED KITCHEN

9' 08" x 9' 05" (2.95m x 2.87m) Wall, base and drawer units with work surfaces over, 1 1/2 bowl sink unit with mixer tap. Built in double oven and grill, gas hob with extractor hood over, integrated dishwasher and fridge/freezer, uPVC double glazed window to rear, shelved cupboard, radiator. Door to:

UTILITY ROOM

9' 08" x 5' 05" (2.95m x 1.65m) Wall and base units with work surfaces over, space for washing machine and tumble dryer, stainless steel single drainer sink unit with mixer tap, cupboard housing boiler, radiator, uPVC double glazed window to side and door to rear garden, door to garage.

FIRST FLOOR LANDING

Access to boarded loft with ladder and light, dado rail, coving to ceiling. Doors to:

BEDROOM ONE

Built in wardrobes, fitted bedroom furniture, radiator, uPVC double glazed window to front. Door to:

ENSUITE

Panelled bath with mixer tap and shower over, low level W.C, wash hand basin with cupboard under, uPVC double glazed frosted window to side.

BEDROOM TWO

10' 06" x 8' 09" (3.2m x 2.67m) Built in wardrobes with sliding doors, coving to ceiling, uPVC double glazed window to front, radiator.

BEDROOM THREE

9' 07" x 8' 09" (2.92m x 2.67m) Built in wardrobes with sliding doors, radiator, uPVC double glazed window to rear.

BEDROOM FOUR

8' 07" x 8' 05" (2.62m x 2.57m) uPVC double glazed window to rear, dado rail, coving to ceiling.

BATHROOM

Bath with shower over, low level W.C, pedestal basin, heated towel rail, radiator, uPVC double glazed frosted window, extractor fan.

OUTSIDE

FRONT

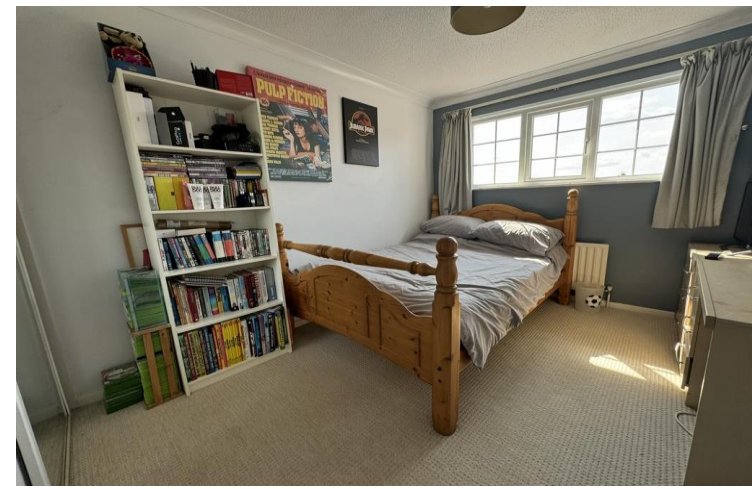
Block paved parking, gated side access to rear garden.

GARAGE

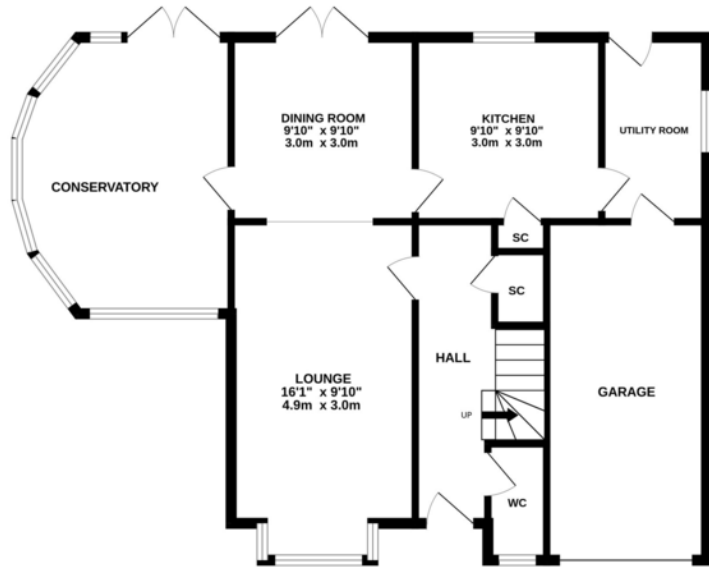
17' 09" x 8' 07" (5.41m x 2.62m) Up and over door, power and light, door to utility.

REAR GARDEN

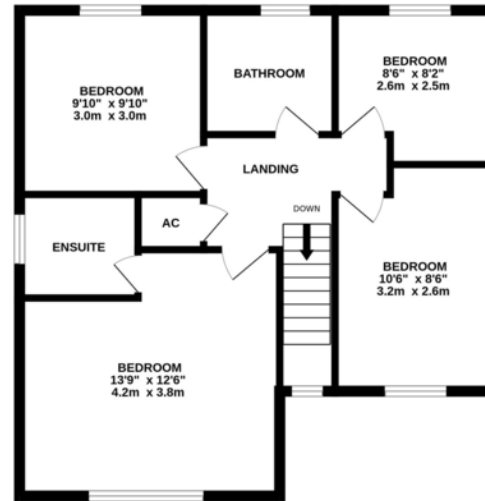
Summer house/office with power and light, laid to lawn areas, shrubs, outside tap, patio areas.



GROUND FLOOR
848 sq.ft. (78.8 sq.m.) approx.



1ST FLOOR
595 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA : 1443 sq.ft. (134.0 sq.m.) approx.

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 E

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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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