





# Kennedy & Foster

27 Birch Close

Broom

**SG18 9NR** 

£550,000

- 4 BEDROOM DETACHED
- LOUNGE AND SEPARATE DINING ROOM
- CONSERVATORY
- KITCHEN

- CLOAKROOM AND FAMILY BATHROOM
- GENEROUS GARDENS
- DOUBLE GARAGE AND DRIVEWAY
- CHAIN FREE







Situated in the sought after village of Broom and in a desirable cul de sac location of similar properties, this 4 bedroom detached home has the benefits of 2 reception rooms, kitchen, conservatory, generous size gardens, a driveway with parking for 4 cars leading to a detached double garage. The property offers great potential (stpp) to extend. A lovely family home that is being offered chain free. Contact Kennedy & Foster the Sole Agents to arrange your viewing.

# UPVC DOUBLE GLAZED DOOR INTO ENTRANCE PORCH:

Door into:

#### **ENTRANCE HALL**

Coving to ceiling, radiator, stairs to first floor. Doors to:

#### **CLOAKROOM**

W.C, wash hand basin, uPVC double glazed frosted window, coving to ceiling.

#### LOUNGE

13' 04" x 20' 10" (4.06m x 6.35m) Two uPVC double glazed windows to front, two radiators. Door to:

#### **DINING ROOM**

11' 05" x 10' 01" (3.48m x 3.07m) Under stairs storage cupboard, radiator, coving to ceiling, door to kitchen. Sliding patio door to:

#### **CONSERVATORY**

10' 11" x 8' 08" (3.33m x 2.64m) Tiled floor, uPVC double glazed windows and door to outside.

# **KITCHEN**

10' 08" x 7' 08" (3.25m x 2.34m) Wall, base and drawer units with work surface over, space for dishwasher, washing machine, fridge/freezer and cooker, 1 1/2 bowl stainless steel single drainer sink unit, uPVC double glazed window to rear, door to outside.

#### FIRST FLOOR LANDING

Access to boarded loft with ladder, uPVC double glazed window to side, coving to ceiling, airing cupboard housing Tempest heat pump and shelving . Doors to:

#### **BEDROOM ONE**

11' 08" x 11' 05" (3.56m x 3.48m) uPVC double glazed window to rear, radiator, coving to ceiling.

#### **BEDROOM TWO**

10' 04" x 9' 10" (3.15m x 3m) uPVC double glazed window to front, radiator, coving to ceiling, built in wardrobes with hanging space and storage.

#### **BEDROOM THREE**

10' 04" x 8' 09" (3.15m x 2.67m) uPVC double glazed window to front, radiator, coving to ceiling, built in wardrobes with hanging space and storage.

# **BEDROOM FOUR**

9' 01" x 7' 09" (2.77m x 2.36m) uPVC double glazed window to rear, radiator, coving to ceiling, cupboard and built in wardrobes with hanging rail and storage.

#### **BATHROOM**

Bath with mixer tap and shower over, vanity basin with cupboard under, low level W.C, heated towel rail, uPVC double glazed frosted window.

# **OUTSIDE**

# **FRONT**

Laid to lawn, shrubs, gated access to rear garden, double width driveway leading to:

### **DOUBLE GARAGE**

16' 11" x 16' 11" (5.16m x 5.16m) Two up and over doors, power and light, personnel door to rear garden.

#### **REAR GARDEN**

Laid to lawn, outside tap, patio areas, shrubs, greenhouse.



Please not this property has solar panels and a heat source pump.







# **COUNCIL TAX BAND**

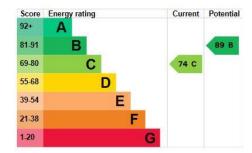
Tax band E

# **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