



**Kennedy  
& Foster**

7 Smyth View

Biggleswade

SG18 8TW

**£450,000**

- Four bedrooms
- 19 ft Lounge
- 19 ft Kitchen/ Dining Room
- Utility Area
- Semi Detached Family Home
- En Suite
- No Upward Chain
- Garage



Located on the popular Kings reach development, this chain free property is well located for the local shops. This semi detached family home benefits from a 19 ft kitchen dining with integrated appliances, utility area, 19ft lounge, four good sized bedroom, en suite, garage and driveway. Contact Kennedy and Foster the sole agents to arrange your viewing. EPC & FLOORPLAN to follow.

Composite glazed front door into:

#### **ENTRANCE HALL**

Built in understairs cupboard. Wall mounted radiator. Stairs rising to first floor accommodation. Panelled doors to rooms.

#### **CLOAKROOM**

Closed coupled W.C. Pedestal mounted wash hand basin. Tiled splash back. Wall mounted radiator.

#### **KITCHEN/ DINING ROOM**

19' 8" x 11' 8" (5.99m x 3.56m) uPVC double glazed window to front aspect. uPVC double glazed windows to side aspect. Range of fitted eye level and base units with contrasting work surface over with upstand. Built in oven and grill at eye level. Five burner gas hob with glass splash back. One and half bowl sink and drainer unit. Integrated appliances to include fridge, freezer and dishwasher. Breakfast bar with built in cupboards under. Built in cupboard housing wall mounted boiler. Wall mounted radiator. Doorway to:

#### **LOUNGE**

19' 8" x 11' 3" (5.99m x 3.43m) uPVC double glazed window to front aspect. uPVC double glazed doors opening to patio. Two wall mounted radiators.

#### **UTILITY ROOM**

6' 6" x 4' 8" (1.98m x 1.42m) Eye level and base units with contrasting work surface over. Cupboard with space for washing machine. Wall mounted radiator.

First floor accommodation:

#### **LANDING**

Wall mounted radiator. Access to loft space. Built in cupboard housing hot water cylinder and shelving. Panelled doors to:



### **BEDROOM 1**

11' 7" x 11' 1" (3.53m x 3.38m) uPVC double glazed window to side aspect. Wall mounted radiator. Panelled door to:

### **EN SUITE**

Walk in shower unit with electric shower. Close coupled W.C. Pedestal mounted wash hand basin. Tiled splash back. Wall mounted radiator.

### **BEDROOM 2**

12' 0" x 9' 9" (3.66m x 2.97m) uPVC double glazed window to side aspect. Wall mounted radiator.

### **BEDROOM 3**

10' 1" x 9' 8" (3.07m x 2.95m) uPVC double glazed windows to front and side aspects. Wall mounted radiator.

### **BEDROOM 4**

10' 2" x 8' 3" (3.1m x 2.51m) uPVC double glazed window to front aspect. Wall mounted radiator.

### **BATHROOM**

Frosted uPVC double glazed window to front aspect. Panelled bath. Close coupled W.C. Pedestal mounted wash hand basin. Tiled splash back. Wall mounted radiator.

Outside:

### **GARDEN**

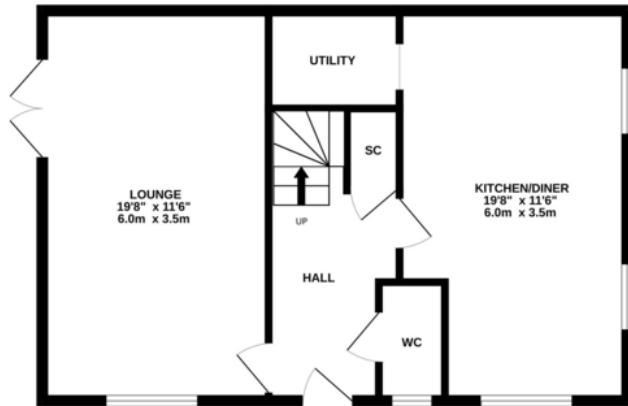
Patio area. Garden mainly laid to lawn with decked area. Gated access to front and driveway.

### **GARAGE**

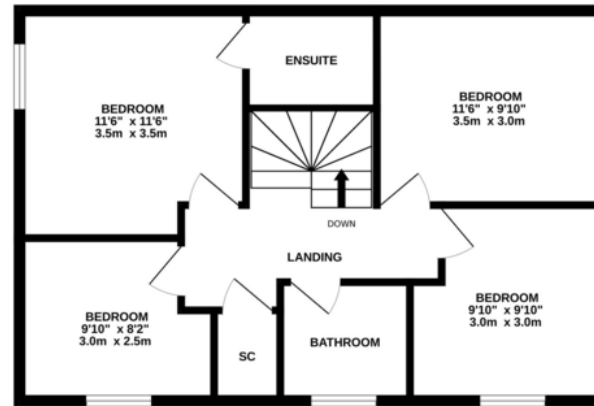
With up and over door. Driveway providing off road parking for two cars.



GROUND FLOOR  
584 sq.ft. (54.3 sq.m.) approx.



1ST FLOOR  
584 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA : 1168 sq.ft. (108.5 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 D

### TENURE

Freehold

### LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### OFFICE

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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