



**Kennedy  
& Foster**

5 Apple Tree Close  
Biggleswade  
SG18 8NF

**Guide Price £600,000 - £625,000**

- EXECUTIVE DETACHED
- SELECT CLOSE WITHIN WALKING DISTANCE TO TRAIN STATION AND TOWN CENTRE
- FOUR BEDROOMS
- BEAUTIFUL REFITTED KITCHEN/BREAKFAST ROOM
- THREE RECEPTION ROOMS
- CLOAKROOM, EN SUITE AND FAMILY BATHROOM
- DOUBLE GARAGE
- GOOD SIZE REAR GARDEN



GUIDE PRICE £600,000 - £625,000. Nicely tucked away in this highly sought after close of similar properties and within walking distance of the train station and town centre, this well presented and much improved detached executive home that has a generous size garden, double width driveway and double garage. The spacious accommodation comprises: Entrance hall, cloakroom, study, lounge, dining room, beautiful refitted kitchen/breakfast room, four bedrooms, en suite and family bathroom. Contact the sole agents Kennedy & Foster to arrange your viewing.

#### FRONT DOOR INTO:

#### ENTRANCE HALL

Radiator, stairs to first floor, tiled flooring, coving to ceiling. Doors to:

#### CLOAKROOM

Low level W.C, vanity basin with cupboard under, heated towel rail, tiled flooring, uPVC double glazed frosted window to front.

#### STUDY

9' 06" x 9' 01" (2.9m x 2.77m) Consumer unit, radiator, uPVC double glazed window to front, coving to ceiling.

#### LOUNGE

18' 00" x 12' 04" (5.49m x 3.76m) Open fireplace with decorative surround, storage cupboard, coving to ceiling, two radiators, double glazed window to front and double partially glazed doors to:

#### DINING ROOM

15' 07" x 10' 10" (4.75m x 3.3m) Double glazed sliding patio door to rear garden and double glazed window to rear, radiator, tiled flooring, coving to ceiling. Door to:

#### REFITTED KITCHEN/BREAKFAST ROOM

19' 05" x 13' 00" max (5.92m x 3.96m) A beautiful kitchen with a range of wall, base and drawer units with granite work surface over, two integrated Neff fridges, Neff freezer and Bosch dishwasher. Two built in Neff ovens, deep warming drawers, 5 ring induction hob, double bowl sink unit with spray mixer tap. Island with cupboards and breakfast bar with granite worktop. Cupboard housing boiler, storage cupboard, coving to ceiling, heated towel rail, tiled floor, radiator, double glazed dual aspect windows to rear and double glazed door to rear.

#### FIRST FLOOR LANDING

uPVC double glazed window to rear, radiator, access to loft hatch, coving to ceiling, airing cupboard with cylinder and shelving. Doors to:

### **BEDROOM ONE**

11' 10" x 9' 11" (3.61m x 3.02m) Radiator, uPVC double glazed dual aspect windows, coving to ceiling. Door to:

### **ENSUITE**

Fully tiled shower cubicle, vanity basin with cupboards under, low level W.C, heated towel rail, extractor fan, shaver point, tiled floor, uPVC double glazed frosted window to rear.

### **BEDROOM TWO**

9' 02" x 8' 10" (2.79m x 2.69m) uPVC double glazed window to front, radiator, coving to ceiling.

### **BEDROOM THREE**

9' 04" x 8' 10" (2.84m x 2.69m) Radiator, coving to ceiling, uPVC double glazed window to front.

### **BEDROOM FOUR**

9' 02" x 8' 11" (2.79m x 2.72m) Radiator, coving to ceiling, uPVC double glazed window to rear.

### **BATHROOM**

Panelled bath with shower over, bi folding shower screen, pedestal basin, low level W.C, extractor, shaver point, heated towel rail, coving to ceiling, uPVC double glazed frosted window to rear.

### **OUTSIDE**

#### **FRONT**

Double width block paved driveway for approx. 3 cars, gated side access, personnel door to:

#### **DETACHED DOUBLE GARAGE**

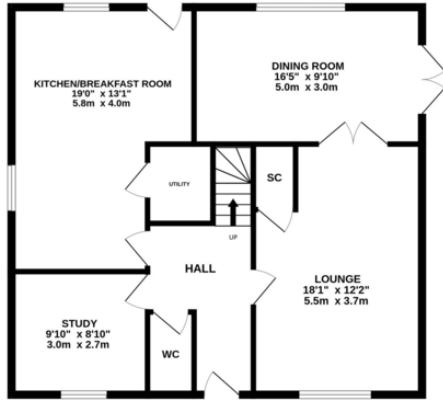
17' 09" x 17' 00" (5.41m x 5.18m) Two up and over doors, power and light, eaves storage and consumer unit.

#### **REAR GARDEN**

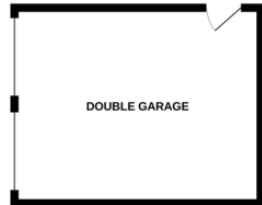
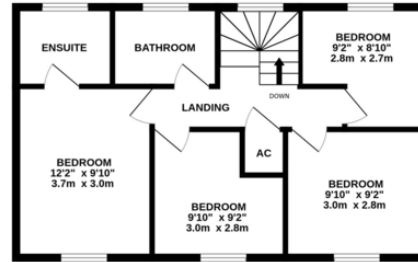
Generous size garden, mainly laid to lawn, block paved patio, trees, shrubs, outside tap, gated side access.



GROUND FLOOR  
1071 sq.ft. (99.5 sq.m.) approx.



1ST FLOOR  
532 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA : 1603 sq.ft. (148.9 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		84 B
69-80	C	74 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