



**Kennedy
& Foster**

25 Thames Bank

Biggleswade

SG18 8NW

£430,000

- FOUR BEDROOM SEMI
- WELL PRESENTED
- CLOAKROOM
- KITCHEN/BREAKFAST ROOM

- LOUNGE/DINING ROOM
- MASTER BEDROOM WITH ENSUITE
- GARAGE & DRIVEWAY
- LOVELY LOCATION ON THE EDGE OF THE KINGS REACH DEVELOPMENT



Situated in an ideal location on the edge of the Kings Reach Development, this four bedroom well presented semi detached property, built by Taylor Wimpy to the Easton Design. This lovely home comprises of Entrance hall, cloakroom, kitchen/breakfast room, lounge/dining room, en suite and master bedroom to the second floor. To compliment this lovely property is a garage & driveway next to the property and the location overlooking a green area. Contact Kennedy & Foster The Sole Agents to arrange your viewing.

FRONT DOOR INTO

ENTRANCE HALL

Tiled floor, stairs to first floor landing with recess under, consumer unit, radiator, storage cupboard, doors to:

KITCHEN/BREAKFAST ROOM

15' 00" x 11' 02" (4.57m x 3.4m) Wall, base & drawer units with worksurfaces over, integrated fridge freezer, dishwasher and washing machine. Built in double oven, gas hob and extractor hood over. 1 1/2 bowl Stainless steel single drainer sink unit with mixer tap, cupboard housing boiler, double radiator, tiled floor, uPVC double glazed window to front.

CLOAKROOM

Low level w.c. pedestal basin, wall tiling to half height, tiled floor, heated towel rail.

LOUNGE/DINING ROOM

16' 00" x 14' 06" (4.88m x 4.42m) uPVC double glazed French doors to rear garden, radiator, TV point.

FIRST FLOOR LANDING

Built in storage cupboard, airing cupboard with cylinder and shelving, radiator, doors to:

BEDROOM TWO

10' 08" x 8' 11" (3.25m x 2.72m) Radiator, uPVC double glazed window to front.

BEDROOM THREE

11' 00" x 9' 09" (3.35m x 2.97m) uPVC double glazed window to rear, radiator.

BEDROOM FOUR

11' 00" x 5' 10" (3.35m x 1.78m) uPVC double glazed window to rear, radiator.

BATHROOM

Fully tiled bathroom. Panelled bath with shower over bath, low level w.c., pedestal / basin. Extractor fan.

FRONT LANDING

Radiator, uPVC double glazed window to front, stairs leading to:

MASTER SUITE

19' 02" into bay" (5.84m Built in wardrobe with sliding part mirrored doors, uPVC double glazed Velux window to rear, double radiator, door to:

ENSUITE

Fully tiled double shower with shower over, low level w.c. pedestal basin, heated towel rail, tiled floor, shaver point, uPVC double glazed Velux window.

OUTSIDE

FRONT

Laid to lawn, driveway with parking for two cars, leading to:

GARAGE

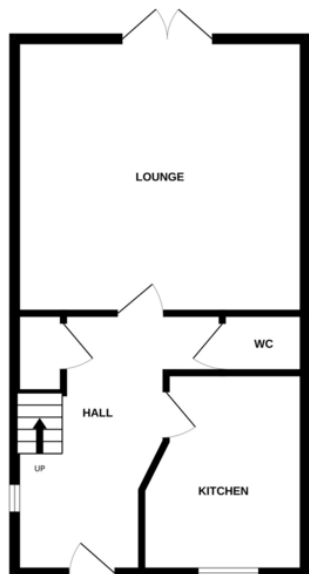
19' 08" x 9' 09" (5.99m x 2.97m) Up & over door, power & light, spacious loft with retractable ladder and light. personnel door into:

REAR GARDEN

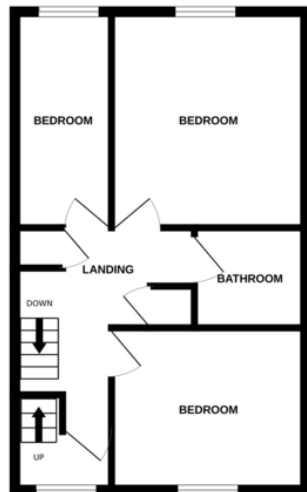
Extended patio, laid to lawn, outside tap, electric point, shed, shrubs.



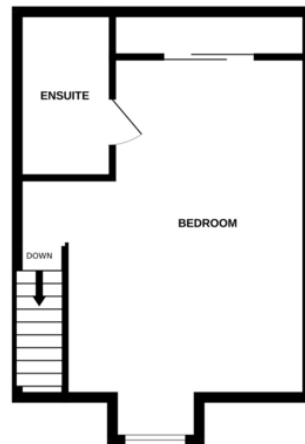
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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

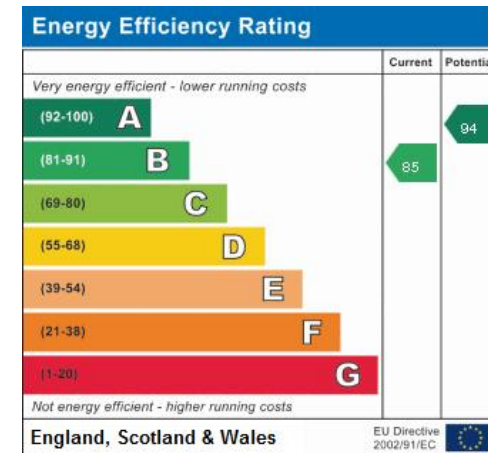
Tax band D

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council



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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