



**Kennedy
& Foster**

39 Havelock Road
Biggleswade
SG18 0DH
£415,000

- 1930's EXTENDED SEMI
- WALKABLE TO TRAIN STATION AND TOWN CENTRE
- LOUNGE
- DINING ROOM AND FAMILY ROOM

- KITCHEN
- 3 BEDROOMS
- BATHROOM PLUS DOWNSTAIRS SHOWER ROOM
- OVERSIZED GARAGE & DRIVEWAY



This gorgeous 1930's extended semi-detached property is conveniently situated within walking distance of the town centre and train station. The property offers character features yet with modern amenities and offers accommodation as follows: Entrance Hall, Lounge, dining room, family room, kitchen, 3 bedrooms, bathroom, larger than average garage and incorporating a shower room. This well presented home has the benefit of parking and garage, gardens. Contact Kennedy & Foster the Sole Agents to arrange your viewing.

COMPOSITE SOLIDOR 1930'S STYLE FRONT DOOR WITH FROSTED GLASS PANELS TO SIDE

Leading to:

ENTRANCE HALL

Exposed floorboards. Stairs to first floor with storage cupboard, with light and window, under. Coving to ceiling. Stripped wood doors to:

LOUNGE

13' 03 into Bay window" x 11' 05" (4.04m x 3.48m) Fireplace with potential to re open (STS) with granite hearth and wood surround. Radiator. uPVC double glazed bay window to front. Coving to ceiling.

KITCHEN

18' 04" x 6' 08" (5.59m x 2.03m) Wall, base and drawer units with granite worksurfaces over. Space for range style cooker and space for fridge/freezer. Integrated dishwasher. 1 1/2 bowl sink unit with mixer tap. Dual aspect uPVC double glazed windows. Door to side. Radiator. Tiled floor. Door to:

DINING ROOM

11' 00" x 10' 08" (3.35m x 3.25m) Cast iron fireplace with tiled hearth and built in cupboards to either side. Coving to ceiling. Exposed floorboards. Radiator. Opening to:

FAMILY ROOM

10' 11" x 9' 10" (3.33m x 3m) Tiled floor. Coving to ceiling. uPVC double glazed French Doors to rear garden. Radiator.

FIRST FLOOR LANDING

Loft hatch. Coving to ceiling. uPVC double glazed window to side. Stripped wood doors to:

BEDROOM ONE

11' 04" x 11' 03" (3.45m x 3.43m) Radiator. uPVC double glazed window to front. Coving to ceiling. Built in double wardrobe with hanging rail.

BEDROOM TWO

11' 05" x 11' 03" (3.48m x 3.43m) Radiator. uPVC double glazed window to rear. Coving to ceiling.

BEDROOM THREE

8' 03" x 5' 11" (2.51m x 1.8m) Radiator. uPVC double glazed window to front. Coving to ceiling.

BATHROOM

Bath with mixer tap and shower attachment. Vanity basin with cupboard under. Low level w.c. Frosted uPVC double glazed window to rear. Heated towel rail. Fully tiled walls.

OUTSIDE

FRONT GARDEN

Walled Garden, block paved driveway leading to garage. Lawns, flower and shrub beds, gated side access to rear garden.

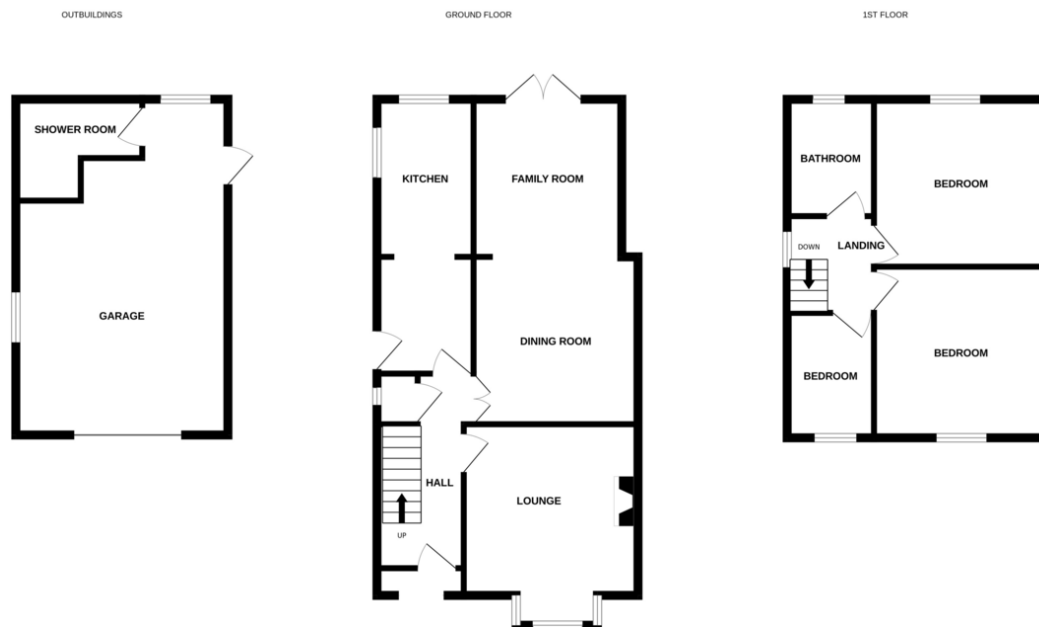
GARAGE

17' 05" WIDENING TO 22'00" x 14' 00" (5.31m x 4.27m) Up and over door. Power and light. Base cupboards with work surface over and space and plumbing for washing machine. Windows to side and rear. Wall mounted gas combi boiler. Door to rear garden. Door to SHOWER ROOM Low level w.c., shower cubicle. Pedestal basin. Radiator. Fully tiled.

REAR GARDEN

Laid to lawn. Flower beds. Hot and cold outside taps. Paved patio..





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 C

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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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