



**Kennedy
& Foster**

1 Holme Crescent
Biggleswade
SG18 8DA
O.I.E.O. £400,000

- WALKABLE TO TRAIN STATION AND TOWN CENTRE
- SEMI-DETACHED
- CLOAKROOM
- LOUNGE WITH LOG BURNER
- KITCHEN/DINING ROOM
- STUDY/PLAYROOM/BED FOUR
- 3 BEDROOMS
- BATHROOM



Situated within easy reach of the Train Station and Town Centre, this semi-detached property that offers excellent accommodation as follows: Entrance porch, entrance hall, study/playroom/bedroom 4, lounge with log burner, kitchen/dining room, utility area, cloakroom, 3 bedrooms (2 double and a single), bathroom. The property enjoys a very good size garden, parking to front.

Contact Kennedy & Foster the Sole Agents.

UPVC DOUBLE GLAZED DOOR TO:

ENTRANCE PORCH

Door to:

ENTRANCE HALL

Double radiator. Stairs to first floor. Door to:

STUDY/PLAYROOM/BEDROOM FOUR

12' 08" x 8' 08" (3.86m x 2.64m) uPVC double glazed window to front. Radiator. Door to storage cupboard.

LOUNGE

14' 03" x 11' 11" (4.34m x 3.63m) uPVC double glazed window to front. Log burner. Coving to ceiling. Radiator.

KITCHEN/DINING ROOM

20' 08" x 10' 06" widening to 1201" (6.3m x 3.2m) Wall, base and drawer units with work surfaces over. Built in dishwasher. Space for fridge/freezer. Built in oven and microwave, gas hob extractor hood over. Breakfast bar. Stainless steel single drainer sink unit with mixer tap. Two uPVC double glazed windows to rear garden.

uPVC double glazed French doors to rear garden. Under stairs storage cupboard. Coving to ceiling. Double radiator. Door to:

UTILITY AREA

8' 05" x 5' 04" (2.57m x 1.63m) Space for washing machine, work surface over. Radiator. uPVC double glazed door to rear garden. Tiled floor. Door to:

CLOAKROOM

Wash hand basin. Low level w.c. Heated towel rail. Extractor fan. Tiled floor.

FIRST FLOOR LANDING

Loft access to partially boarded loft. uPVC double glazed window to side, Shelved cupboard. Doors to:

BEDROOM ONE

14' 03" x 10' 06" (4.34m x 3.2m) Two uPVC double glazed windows to rear. Double radiator. Coving to ceiling.

BEDROOM TWO

11' 01" x 10' 06" (3.38m x 3.2m) Two uPVC double glazed windows to front. Built in wardrobe and storage cupboard. Coving.

BEDROOM THREE

9' 03" x 7' 05" (2.82m x 2.26m) uPVC double glazed window to front. Storage cupboard. Double radiator.

BATHROOM

'P' shaped bath with mixer tap and shower over. Vanity basin with drawers under. Low level w.c. extractor fan. Tiled floor. Frosted uPVC double glazed window to rear.

OUTSIDE

FRONT

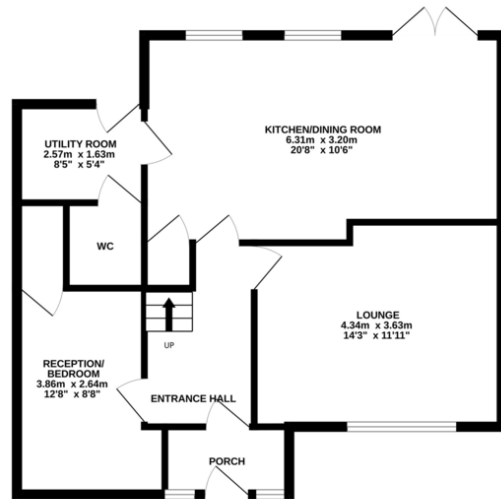
Block paved parking to front.

REAR GARDEN

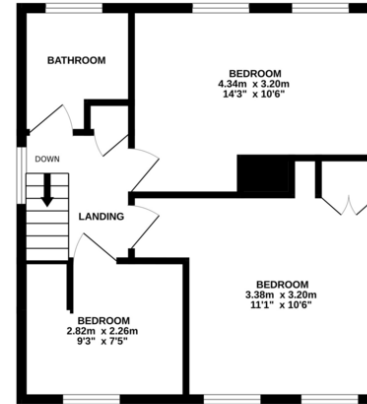
Of very generous size, mainly laid to lawn, decking, shrubs. Outbuilding.



GROUND FLOOR



1ST 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

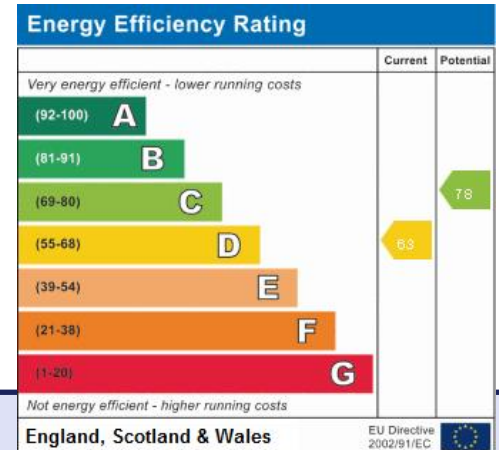
Tax band C

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