



**Kennedy  
& Foster**

19 Broadmead  
Biggleswade  
SG18 8LF  
**£385,000**

- EXTENDED SEMI DETACHED
- 3 BEDROOMS
- WITHIN WALKING DISTANCE TO TRAIN STATION, TOWN CENTRE AND SCHOOLS
- STUDY/PLAY ROOM
- KITCHEN/DINING ROOM
- CLOAKROOM AND FAMILY BATHROOM
- DRIVEWAY & GOOD SIZE REAR GARDEN
- CHAIN FREE



Situated in a great location within walking distance to the train station and town centre, this lovely extended semi detached property has a great size garden, off road parking and accommodation as follows: Entrance hall, cloakroom, study/playroom, kitchen/dining room, lounge, 3 bedrooms and family bathroom. Contact Kennedy & Foster to arrange your viewing of this CHAIN FREE property.

#### **FRONT DOOR INTO:**

#### **ENTRANCE HALL**

Stairs to first floor, under stairs storage cupboard. Doors to:

#### **CLOAKROOM**

Low level W.C, hand wash basin, extractor fan, tiling to half height.

#### **STUDY PLAYROOM**

10' 09" x 9' 06" (3.28m x 2.9m) uPVC double glazed window to front, radiator.

#### **L SHAPE KITCHEN/DINING ROOM**

16' 10" x 8' 11" (5.13m x 2.72m) Extending to 19' 10" x 6' 00". Wall, base and drawer units with white high gloss work surfaces over, 1 1/2 bowl sink unit with mixer tap, space for American style fridge/freezer, dishwasher and washing machine. Built in double oven, gas hob with extractor fan over. uPVC double glazed window to rear and French doors leading out to rear garden.

#### **LOUNGE**

13' 10" x 11' 02" (4.22m x 3.4m) Log burner, radiator, opening to kitchen/dining room

#### **FIRST FLOOR LANDING**

uPVC double glazed window to side. Doors to:

#### **BEDROOM ONE**

13' 10" x 10' 00" (4.22m x 3.05m) Fitted wardrobes with hanging rail and housing combi boiler, radiator, uPVC double glazed window to rear.

#### **BEDROOM TWO**

uPVC double glazed window to front.

#### **BEDROOM THREE**

6' 10" x 6' 02" (2.08m x 1.88m) uPVC double glazed window to front, radiator.

### **FULLY TILED BATHROOM**

Panelled bath with mixer tap and rainwater shower over and hand shower attachment, low level W.C, vanity basin with cupboards under, extractor fan, heated towel rail, uPVC double glazed window to rear.

### **OUTSIDE**

#### **FRONT**

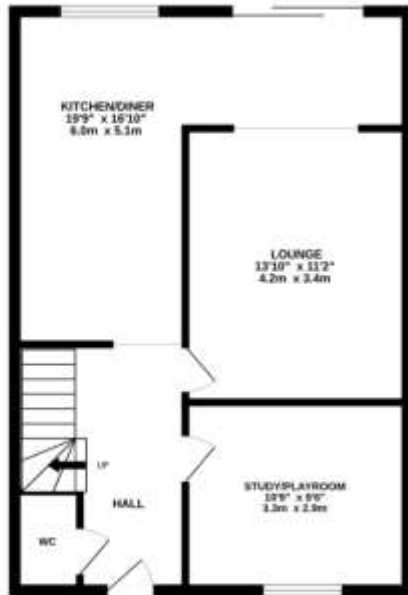
Parking to front, shingle, shrubs, gated access to:

#### **GREAT SIZE REAR GARDEN**

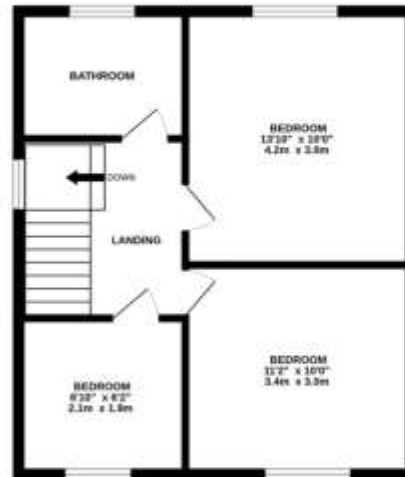
Decking area, laid to lawn, flowers and shrubs, gated side access, shed, outside tap, outside lighting.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, areas, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. 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 capability or efficiency can be given.  
Made with: Metropix 12229

**COUNCIL TAX BAND**

Tax band B

**TENURE**

Freehold

**LOCAL AUTHORITY**

Central Bedfordshire Council



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2 Market House  
Market Square  
Biggleswade  
Bedfordshire SG18 8AQ

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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