



**Kennedy
& Foster**

34 Tansey End

Biggleswade

SG18 8WL

£385,000

- WELL PRESENTED SEMI
- THREE BEDROOMS
- DESIRABLE CUL DE SAC LOCATION
- LOUNGE/DINING ROOM

- CONSERVATORY
- CLOAKROOM, ENSUITE & FAMILY BATHROOM
- GARAGE & DRIVEWAY
- ATTRACTIVE REAR GARDEN



This well presented semi detached property is situated in the desirable Saxon Green area of Biggleswade. The property offers a downstairs cloakroom, Lo Line kitchen, lounge/dining room, conservatory, 3 bedrooms, en suite and family bathroom. To compliment this lovely home further is a very attractive rear garden, driveway and garage. Contact Kennedy & Foster the Sole Agent to arrange your viewing.

FRONT DOOR INTO

ENTRANCE HALL

Laminate flooring, stairs to first floor, radiator.

CLOAKROOM

Vanity basin with cupboards and storage under, heated towel rail, laminate flooring, coving to ceiling, consumer unit, uPVC double glazed window to front.

FITTED KITCHEN

11' 10" x 7' 09" (3.61m x 2.36m) Lo line kitchen. Wall, base and drawer units with work surfaces over, under cupboard lighting, 5 ring hob with extractor hood over, built in double oven, integrated fridge and dishwasher. Space for washing machine. Laminate flooring, uPVC double glazed window to front, cupboard housing boiler.

LOUNGE/DINING ROOM

16' 08" x 14' 07" (5.08m x 4.44m) Under cupboard storage, 2 radiators, uPVC double glazed window and uPVC double glazed French doors to:

CONSERVATORY

12' 10" x 7' 02" (3.91m x 2.18m) Electric heater, power and lighting, French doors leading to rear garden.

FIRST FLOOR LANDING

Airing cupboard, coving to ceiling, access to loft with ladder, light and partially boarded, radiator. Doors to:

BEDROOM ONE

11' 02" x 9' 04" (3.4m x 2.84m) Fitted wardrobe along one wall, coving to ceiling, radiator, uPVC double glazed window to front. Door to:

ENSUITE

Tiled shower cubicle with shower over, low level W.C., wash hand basin with drawers under, heated towel rail, uPVC double glazed frosted window to front, extractor fan.

BEDROOM TWO

12' 00" x 8' 01" (3.66m x 2.46m) uPVC double glazed window to rear, fitted wardrobes, radiator, coving to ceiling.

BEDROOM THREE

8' 10" x 6' 02" (2.69m x 1.88m) Fitted double wardrobe and storage, radiator, uPVC double glazed window to rear.

BATHROOM

'P' shaped bath with modern mixer tap and shower over, low level W.C, vanity basin with cupboard under, inset lighting, heated towel rail.

OUTSIDE

FRONT

Shingle, shrub, pathway to front door, driveway leading to:

GARAGE

18' 02" x 8' 09" (5.54m x 2.67m) Eaves storage, power and light, up and over door, work bench, door to rear garden.

REAR GARDEN

Personnel door to garage, pond, well stocked shrubs, paved patio area, pergola and seating area, laid to lawn.



COUNCIL TAX BAND

Tax band D

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

OFFICE

2 Market House
Market Square
Biggleswade
Bedfordshire SG18 8AQ

T: 01767 601122

E: sales@kennedyfoster.co.uk

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