



**Kennedy
& Foster**

169 Hitchin Street
Biggleswade
SG19 8BP
£425,000

- NON ESTATE DETACHED
- 4 BEDROOMS
- SEPARATE DINING ROOM AND LOUNGE
- FAMILY ROOM/BEDROOM FOUR /STUDY
- KITCHEN
- CLOAKROOM EN SUITE AND FAMILY BATHROOM
- LOVELY GARDENS
- PARKING FOR 3 CARS



This 3 bedroom detached with a very nice rear garden is situated in a non estate location within walking distance of the train station and town centre. The property offers versatile accommodation including a lounge with double doors leading to a dining room, downstairs cloakroom, kitchen and a separate family room/bedroom 4 (formally the garage) with door to rear garden, 3 bedrooms, en suite and family bathroom to the first floor. Parking for 3 cars. Contact Kennedy & Foster to arrange your viewing.

FRONT DOOR INTO:

ENTRANCE HALL

Coving to ceiling, radiator, stairs to first floor landing, uPVC double glazed window to side. Doors to:

CLOAKROOM

Low level W.C, wash hand basin, uPVC double glazed window to side, consumer unit.

LOUNGE

16' 10" x 10' 04" (5.13m x 3.15m) uPVC double glazed window to front, radiator, coving to ceiling, electric heater, double doors to:

DINING ROOM

11' 08" x 8' 04" (3.56m x 2.54m) uPVC double glazed sliding patio door to rear garden, coving to ceiling, radiator.

KITCHEN

11' 08" x 8' 00" (3.56m x 2.44m) Wall, base and drawer units with work surfaces over, stainless steel single drainer sink unit with mixer tap, space for washing machine, dishwasher and fridge/freezer, wall mounted boiler, under stairs storage cupboard, built in electric oven, gas hob and extractor hood over, radiator. Door to:

FAMILY ROOM /STUDY/ BEDROOM FOUR

13' 08" x 8' 00" (4.17m x 2.44m) Formally the garage, now ideal for many uses, uPVC double glazed window to rear, uPVC double glazed door to rear garden, electric wall heater, coving to ceiling, access to partially boarded loft.

FIRST FLOOR LANDING

Access to partially boarded loft with light, airing cupboard with cylinder and shelving. Doors to:

BEDROOM ONE

14' 03" x 9' 08" (4.34m x 2.95m) Fitted wardrobes with over head storage, dressing table and set of drawers, wardrobes with mirrored doors. Door to:

ENSUITE

Fully tiled shower cubicle with shower over, pedestal basin, low level W.C, radiator, extractor fan, uPVC double glazed frosted window.

BEDROOM TWO

9' 09" x 9' 08" (2.97m x 2.95m) uPVC double glazed window to rear, radiator.

BEDROOM THREE

8' 05" x 7' 00" (2.57m x 2.13m) uPVC double glazed window to front, radiator.

BATHROOM

Bath with mixer tap and hand shower attachment, pedestal basin, low level W.C, uPVC double glazed frosted window to rear, radiator, extractor fan.

OUTSIDE

CORNER FRONT GARDEN

Shingle, hedging, gated side access,

DRIVEWAY FOR APPROX. 2 CARS PARKING SPACES AND FURTHER PARKING SPACES.

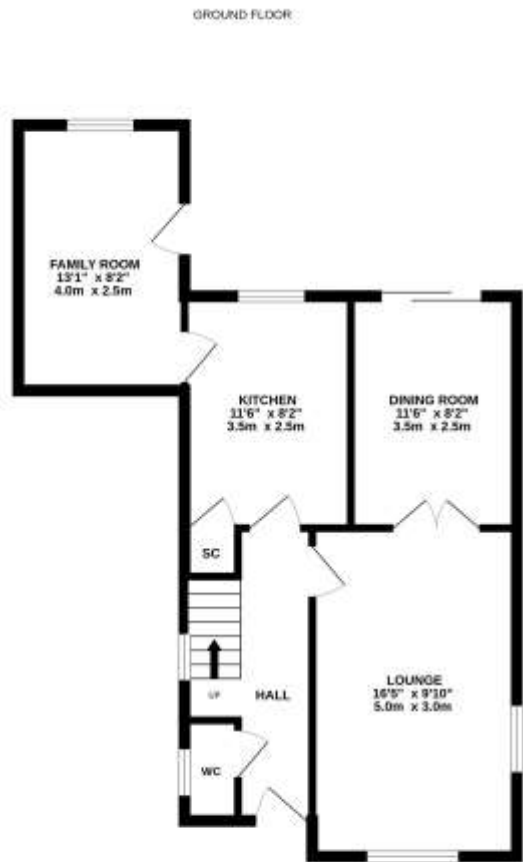
STORAGE AREA

(Formally the garage) Up & over door.

GOOD SIZE REAR GARDEN

Paved patio area, laid to lawn, outside tap, shingle, raise beds, shed, gated side access, electric points.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and all other features 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 hereon 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 E

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