



**Kennedy  
& Foster**

12 Brookbanks  
Biggleswade  
SG18 0QF  
**£549,995**

- DETACHED FAMILY HOME
- STUDY
- LOOTILITY ROOM
- 22 ft KITCHEN DINER
- EN SUITE
- DRIVEWAY FOR 2 CARS
- ATTRACTIVE HOME OFFICE (FORMALLY GARAGE)
- SOUGHT AFTER ST. ANDREWS DEVELOPMENT



A lovely four bedroom detached family home located on the sought after St Andrews development and positioned in this highly sought after close with stunning views. The property benefits from a study, lounge with bay window, 22ft kitchen/diner, looility room, en suite and a driveway for 2 cars. The current owners have occupied the property since new and have converted part of the garage into an attractive 15'5" x 10'2" home office. Contact Kennedy & Foster the sole agents to arrange your viewing.

**DOUBLE GALZED COMPOSITE FRONT DOOR INTO:**

**ENTRANCE HALL**

Luxury vinyl tiled floor. Wall mounted radiator. Stairs rising to first floor accommodation. Panelled doors to study, looility and lounge. Glazed panelled door to kitchen diner.

**STUDY**

7' 9" x 6' 10" (2.36m x 2.08m) UPVC double glazed sash style window to front aspect. Wall mounted radiator.

**LOOTILITY**

6' 7" x 6' 2" (2.01m x 1.88m) Pedestal mounted wash hand basin with tiled splash back, close couple W.C., Luxury vinyl tiled floor. Range of fitted shaker style units with work surface and upstand over.

**LOUNGE**

18' 0" into bay x 11' 3" (5.49m x 3.43m) UPVC double glazed sash style window to front aspect. Two wall mounted radiators.

**KITCHEN/DINER**

22' 6" x 11' 5" (6.86m x 3.48m) UPVC double glazed window to rear aspect. UPVC double glazed French doors opening onto patio. Luxury vinyl tiled floor. Wall mounted radiator. Recess spot lights to ceiling. Range of fitted eye level and base units with work surface and upstand over. One and a half bowel sink and drainer unit, built in oven and grill at eye level, gas hon with chimney extractor over, Fitted dishwasher, fridge and freezer.

## FIRST FLOOR ACCOMODATION

### LANDING

Access to loft space, wall mounted radiator, built in cupboard housing hot water cylinder. Panelled doors to:

### BEDROOM ONE

11' 6" excluding door recess x 9' 5" (3.51m x 2.87m) UPVC double glazed window to rear aspect. Wall mounted radiator. Panelled door to:

### EN SUITE

Close coupled W.C., Pedestal mounted wash hand basin, Walk in shower unit with electric shower, tiled splash back, recess spotlights to ceiling.

### BEDROOM TWO

10' 11" x 10' 4" (3.33m x 3.15m) UPVC double glazed sash style window to front aspect. Wall mounted radiator.

### BEDROOM THREE

10' 9" x 9' 7" excluding door recess (3.28m x 2.92m) UPVC double glazed window to rear aspect. Wall mounted radiator.

### BEDROOM FOUR

11' 10" x 7' 10" (3.61m x 2.39m) UPVC double glazed sash style window to front aspect. Wall mounted radiator.

### BATHROOM

Frosted double glazed sash style window to side aspect. Panelled bath with electric shower and screen. Pedestal mounted wash hand basin, close couple W.C. Heated towel rail. Tiled splash back.

### OUTSIDE

Front with pathway leading to front door, shrubs and DRIVEWAY.

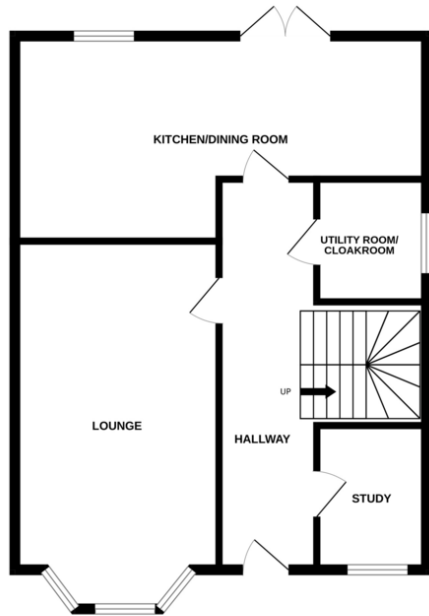
Rear - Patio area with garden mainly laid to lawn and enclosed by timber panel fencing. Gated access to driveway. Outside tap. Double glazed courtesy door to garage (now storage space).

### HOME OFFICE

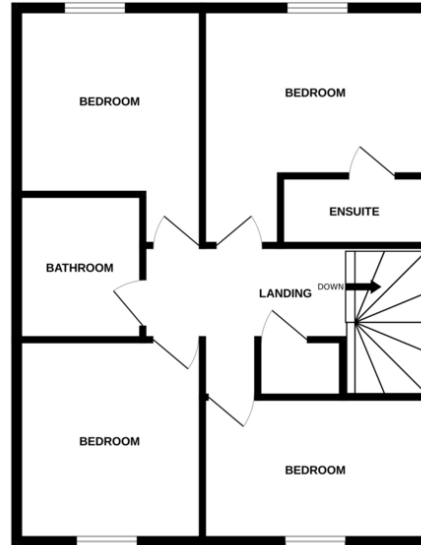
15' 5" x 10' 2" (4.7m x 3.1m) UPVC double glazed French door to garden, with fitted blinds. Wood laminate flooring. Recess spotlights.



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 E

**TENURE**

Freehold

**LOCAL AUTHORITY**

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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