



**Kennedy  
& Foster**

31 Sycamore Close  
Biggleswade  
SG18 0HY  
**£350,000**

- CUL DE SAC LOCATION
- FAIRFIELD DEVELOPMENT
- EXTENDED 3 BEDROOM END TERRACE
- GARAGE
- STUDY/PLAYROOM
- LOUNGE/DINING ROOM
- KITCHEN/BREAKFAST ROOM
- CONSERVATORY
- POTENTIAL TO CREATE 4TH BEDROOM
- CHAIN FREE





Situated in a cul de sac location on the Fairfield Development, this EXTENDED, end of terrace property that offers good accommodation as follows: Entrance hall, study / playroom, lounge/dining room, kitchen/breakfast room, conservatory, 3 bedrooms with potential to create 4th bedroom and bathroom. The property has generous gardens and a garage and drive for one car. Contact Kennedy & Foster the Sole Agency to arrange your viewing.

**UPVC DOUBLE GLAZED FRONT DOOR INTO:**

**ENTRANCE HALL**

Stairs to first floor, coving to ceiling. Doors to:

**STUDY/PLAYROOM**

10' 9" x 7' 08" (3.28m x 2.34m) Double glazed frosted window to side, electric wall heater.

**LOUNGE/DINING ROOM**

23' 03" x 11' 03" (7.09m x 3.43m) Electric fire, coving to ceiling, double glazed window to front, door to conservatory and door to kitchen.

**CONSERVATORY**

Sliding patio door to rear garden, tiled floor.

**KITCHEN/BREAKFAST ROOM**

16' 09" x 8' 08" (5.11m x 2.64m) Wall, base and drawer units with work surfaces over, space for dishwasher, oven and fridge. Sink with mixer tap, wall mounted warm air unit, tiled floor, double glazed window to rear, coving to ceiling, door to rear garden.

**FIRST FLOOR LANDING**

Airing cupboard with Cylinder and shelving, access to loft hatch. Doors to:

**BEDROOM ONE**

16' 01" x 12' 00" (4.9m x 3.66m) Two uPVC double glazed windows to front, laminate flooring, built in shelving.

**BEDROOM TWO**

20' 06" x 7' 08" (6.25m x 2.34m) Wall mounted electric fire, coving to ceiling, dual aspect double glazed windows

**BEDROOM THREE**

10' 11" x 7' 08" (3.33m x 2.34m) Double glazed window to rear, coving to ceiling, laminate flooring.

## **BATHROOM**

Bath with mixer tap and shower over, pedestal basin, low level W/C, frosted double glazed window to rear.

## **OUTSIDE**

### **FRONT GARDEN**

Enclosed garden with shingle and shrubs. Gated side access leading to:

### **REAR GARDEN OF A GENEROUS SIZE**

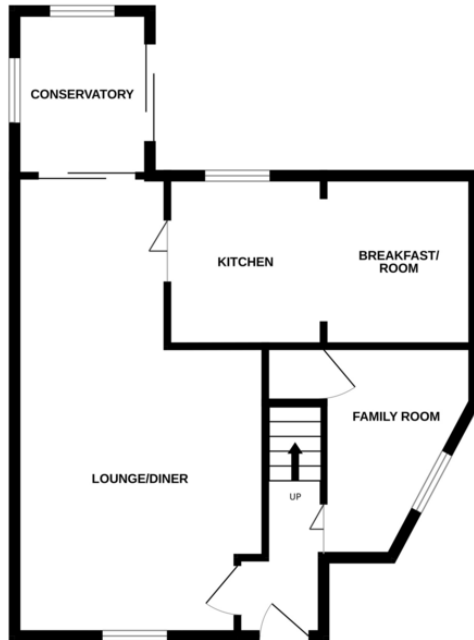
Laid to lawn, shrubs, paved patio, two sheds, lean to storage shed, gated side access.

## **GARAGE**

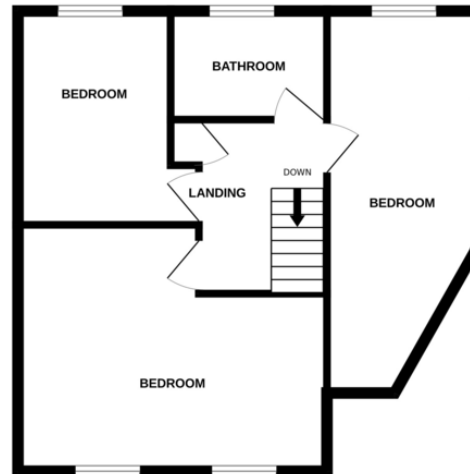
Situated close by with drive for one car to front.



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	83	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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