



**Kennedy  
& Foster**

8 Chervil Close  
Biggleswade  
SG18 8WJ  
**£525,000**

- FOUR GOOD SIZE BEDROOM DETACHED
- SMALL CLOSE ON SAXON GATE AREA
- TWO RECEPTION ROOMS
- KITCHEN & SEPARATE UTILITY
- TWO ENSUITES & FAMILY BATHROOM
- GARAGE & DRIVEWAY
- GENEROUS SIZE REAR GARDEN
- VIEWING RECOMMENDED



Situated in a small close in the Saxon Gate area of Biggleswade, this four bedroom, three bathroom detached property is offering good accommodation as follows: Entrance hall, cloakroom, lounge, kitchen/breakfast room, utility, dining room, 4 bedrooms, 2 ensuites and family bathroom. The property which has only had one owner, has a garage and driveway and a generous rear garden. Contact Kennedy & Foster the Sole Agents to arrange your viewing.

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

#### **ENTRANCE HALL**

Radiator, dado rail, coving to ceiling, stairs to first floor landing. Doors to:

#### **CLOAKROOM**

Wash hand basin, low level W.C, radiator.

#### **LOUNGE**

15' 05" x 11' 10" (4.7m x 3.61m) Coving to ceiling, double radiator, Gas fire with marble effect hearth and wood surround, uPVC double glazed sliding patio door to rear garden.

#### **DINING ROOM**

10' 04" x 8' 09" (3.15m x 2.67m) uPVC double glazed window to front, coving to ceiling. Radiator.

#### **KITCHEN/BREAKFAST ROOM**

13' 00" x 8' 08" (3.96m x 2.64m) Wall, base and drawer units with work surfaces over, 1 1/2 bowl sink unit with mixer tap, space for dishwasher and fridge/freezer, uPVC double glazed window to rear, coving to ceiling. Door to:

#### **UTILITY ROOM**

6' 02" x 4' 10" (1.88m x 1.47m) Wall and base units with work surfaces over, wall mounted boiler, stainless steel single drainer sink unit with mixer tap, space for washing machine and tumble dryer, coving to ceiling, extractor fan, door to side.

#### **FIRST FLOOR LANDING**

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

#### **BEDROOM ONE**

12' 03" x 10' 6" (3.73m x 3.2m) Fitted bedroom furniture, uPVC double glazed window to front, radiator, two built in double wardrobes, coving to ceiling. Door to:

### **ENSUITE SHOWER ROOM**

Double shower with shower over, pedestal basin, low level W.C, radiator, coving to ceiling, extractor fan, uPVC double glazed frosted window to side.

### **BEDROOM TWO**

11' 0" x 10' 0" (3.35m x 3.05m) uPVC double glazed window to front, radiator, two built in double wardrobes. Door to:

### **ENSUITE SHOWER ROOM**

Shower cubicle with shower over, pedestal basin, low level W.C, uPVC double glazed window to side, radiator.

### **BEDROOM THREE**

12' 08" x 10' 03" (3.86m x 3.12m) uPVC double glazed window to rear, radiator, coving to ceiling.

### **BEDROOM FOUR**

9' 11" x 7' 09 min" (3.02m x 2.36m) Built in wardrobes along one wall, uPVC double glazed window to rear, radiator.

### **BATHROOM**

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

### **OUTSIDE**

#### **FRONT GARDEN**

Laid to lawn, trees and shrubs, gated side access.

### **DRIVEWAY TO GARAGE**

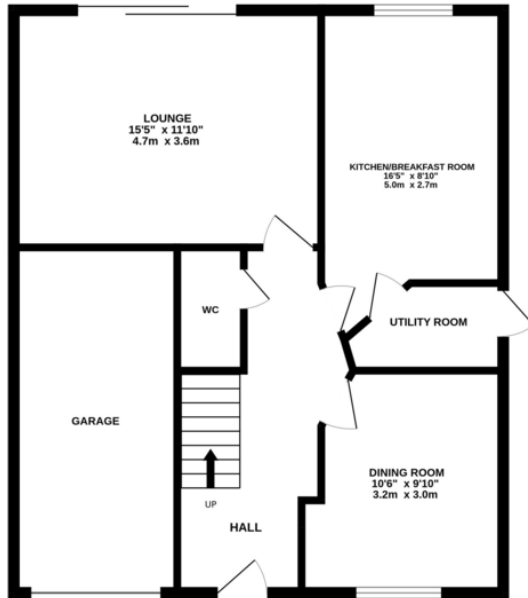
17' 03" x 8' 01" (5.26m x 2.46m) Up and over door, power and light.

### **REAR GARDEN**

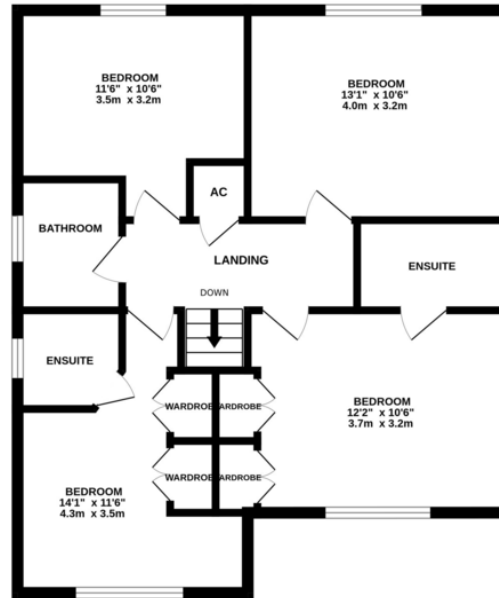
Laid to lawn, paved patio areas, shrubs, gated side access, outside tap, green house with power.



GROUND FLOOR  
720 sq.ft. (66.9 sq.m.) approx.



1ST FLOOR  
667 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA : 1387 sq.ft. (128.9 sq.m.) approx.

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.  
Made with Metropix ©2024

### COUNCIL TAX BAND

Tax band E

### TENURE

Freehold

### LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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 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