



**Kennedy
& Foster**

8 Chervil Close

Biggleswade

SG18 8WJ

Offers Over £500,000

- 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
567 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA: 1287 sq.ft. (118.9 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plans, sections, elevations, etc. are not guaranteed and no responsibility is taken for any errors, omissions or mis-statements. This plan is for guidance purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown here are not guaranteed and no guarantee is given in their operability or efficiency can be given.
Hole and Morgan 1/2012

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 | | |

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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