



**Kennedy
& Foster**

55 London Road
Biggleswade
SG18 8ED
£675,000

- HIGHLY REGARDED LOCATION
- WALKING DISTANCE TO TRAIN STATION AND TOWN CENTRE
- GOOD SIZE REAR GARDEN
- GARAGE & PARKING FOR NUMEROUS CARS

- TWO/THREE RECEPTION ROOMS
- THREE DOUBLE BEDROOMS
- STUDY/BEDROOM FOUR
- FIVE PIECE BATHROOM



Situated, set back, on the highly regarded London Road of Biggleswade and within approx. five minute walk from the train station and town centre, this detached residence with an in and out drive with parking for numerous cars plus a garage. The property offers adaptable accommodation as follows: Reception hallway, Lounge, dining room, CONSERVATORY, study/bedroom four, kitchen, shower room and on the first floor there is a spacious landing 3 double bedrooms and a 5 piece bathroom. To compliment this lovely home is a very generous gorgeous well stocked garden. Contact Kennedy & Foster the Sole Agent to arrange your viewing.

**FRONT DOOR INTO:
ENTRANCE HALL**

Stairs to first floor with under stairs storage cupboard, radiator, coving to ceiling. Doors to:

LOUNGE

15' 04 into bay" x 15' 04 " (4.67m x 4.67m) Double glazed bay window to front, ceramic coal gas fireplace, marble hearth and fire surround with dark wood mantel over, coving to ceiling, double radiator.

SHOWER ROOM

Fully tiled shower cubicle with shower over, low level W.C, pedestal basin, coving to ceiling, radiator, half tiled walls, double glazed window to rear.

STUDY/BEDROOM FOUR

12' 00" x 8' 11" (3.66m x 2.72m) Double glazed window to side, coving to ceiling, radiator.

DINING ROOM

12' 11" x 10' 06" (3.94m x 3.2m) Double glazed window to front, coving to ceiling, double radiator. Double door to:

CONSERVATORY

12' 05" x 11' 08" (3.78m x 3.56m) Fan light, tiled flooring, uPVC double glazed French doors to garden.

KITCHEN/BREAKFAST ROOM

13' 02" x 10' 03" (4.01m x 3.12m) Wall, base and drawer units with work surfaces over and under cupboard lighting, 1 1/2 bowl stainless steel single drainer single unit with mixer tap, space for dish washer, integrated washing machine and fridge/freezer, built in double oven with hob, extractor hood over, double glazed window to rear and double glazed double door to side.

FIRST FLOOR LANDING

Double glazed window to front and side, double radiators, coving to ceiling, access to partially boarded loft hatch with ladder and light, linen cupboard housing gas boiler.

BEDROOM ONE

15' 04" x 13' 00" (4.67m x 3.96m) Fitted wardrobe along one wall, double glazed window to front, coving to ceiling, double radiator.

BEDROOM TWO

15' 04" x 12' 11" (4.67m x 3.94m) Fitted bedroom furniture, double glazed windows, coving to ceiling.

BEDROOM THREE

11' 11" x 9' 05" (3.63m x 2.87m) Fitted bedroom furniture, radiator, double glazed window to side, coving to ceiling.

5 PIECE BATHROOM

11' 08" x 9' 08" (3.56m x 2.95m) Corner bath with mixer tap and shower attachment, fully tiled shower cubicle with shower over, two wash hand basins with cupboards under, low level W.C, fitted unit drawers and cupboards, inset lighting, heated towel rail, double glazed frosted window.

OUTSIDE

FRONT GARDEN

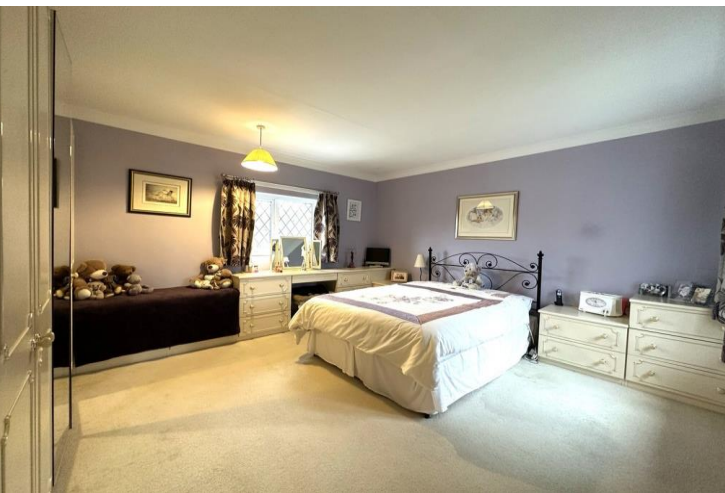
Block paved in and out driveway for parking of numerous cars, mature trees, shrubs, lawn, gated side access to rear garden.

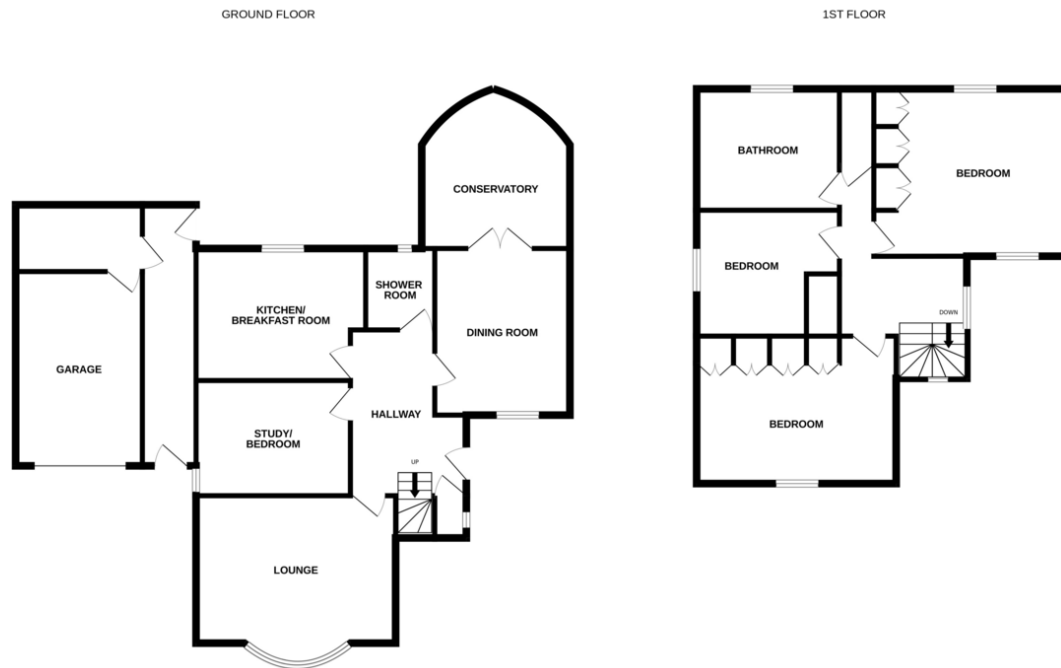
REAR GARDEN

A very well maintained lovely size enclosed private garden, matured trees, mainly laid to lawn, flowers and shrubs, outside tap. Door to a covered area leading to front garden, large garden shed. Door to storage area with space for fridge/freezer and tumble dryer, window over looking rear garden. Door to:

GARAGE

16' 03" x 9' 02" (4.95m x 2.79m) Up and over door with power and light.





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 12024.

COUNCIL TAX BAND

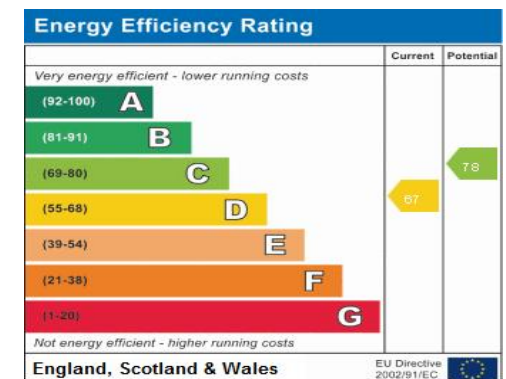
Tax band F

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council



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 are 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