



**Kennedy  
& Foster**

1 The Avenue  
Biggleswade  
SG18 0PS  
**£475,000**

- EXTENDED SUBSTANTIAL SEMI DETACHED PROPERTY
- LOUNGE/DINING ROOM
- WALKING DISTANCE TO TRAIN STATION & TOWN CENTRE
- CLOAKROOM
- FOUR BEDROOMS
- BATHROOM & SHOWER ROOM
- GARAGE AND PARKING
- LARGE GARDEN





This extended four bedroom substantial semi detached property is situated in a private road within easy walking distance to the train station and town centre. This much loved family home has the benefit of a large rear garden, garage and parking for approx. 4 cars and accommodation as follows, entrance hall, cloakroom, lounge/dining room, kitchen, four bedrooms, bathroom & shower room. The property offers great potential. Contact Kennedy & Foster the Sole Agents to arrange your viewing for this chain free property.

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

#### **ENTRANCE HALL**

Double radiator, stairs to first floor with under stairs storage cupboard. Doors to:

#### **CLOAKROOM**

Low level W.C, vanity basin with cupboard under, uPVC double glazed frosted window to front.

#### **KITCHEN**

8' 07" x 8' 05" (2.62m x 2.57m) Wall, base and drawer units with work surfaces over, 1 1/2 bowl stainless steel sink unit, built in oven with gas hob, spaces for fridge/freezer, serving hatch. Door to:

#### **CONSERVATORY/LEAN TO**

uPVC double glazed windows and door to rear garden, power & light.

#### **LOUNGE/DINING ROOM**

25' 00" x 12' 04" (7.62m x 3.76m) uPVC double glazed window to front, two radiators, electric fire with coal effect, coving to ceiling, uPVC double glazed door and window to lean to.

#### **FIRST FLOOR LANDING**

Radiator. Doors to:

#### **BEDROOM ONE**

13' 02" x 12' 05" (4.01m x 3.78m) Fitted bedroom furniture, radiator, uPVC double glazed window to front.

#### **BEDROOM TWO**

11' 11" x 10' 10" (3.63m x 3.3m) Radiator, uPVC double glazed window to rear.

### **BEDROOM THREE**

10' 07" x 8' 07" (3.23m x 2.62m) Radiator, uPVC double glazed window to rear, fitted bedroom furniture.

### **BEDROOM FOUR**

9' 05" x 6' 08" (2.87m x 2.03m) Access to loft hatch, radiator, uPVC double glazed window to front. Doors to:

### **ENSUITE**

Double shower cubicle, pedestal basin, low level W.C, radiator, uPVC double glazed window to front.

### **BATHROOM**

Bath with shower over, low level W.C, pedestal basin, airing cupboard with cylinder and shelving, uPVC double glazed window to rear.

### **OUTSIDE**

#### **FRONT GARDEN**

Driveway with parking for 4 cars, lawn, shrubs, gated side access.

#### **GARAGE**

22' 08" x 8' 09" (6.91m x 2.67m) Power and light, up and over door, door into rear garden.

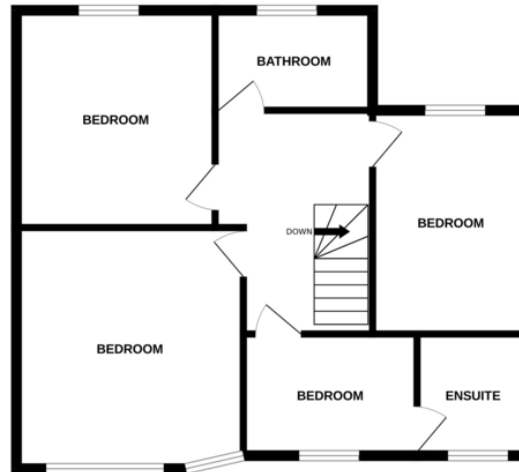
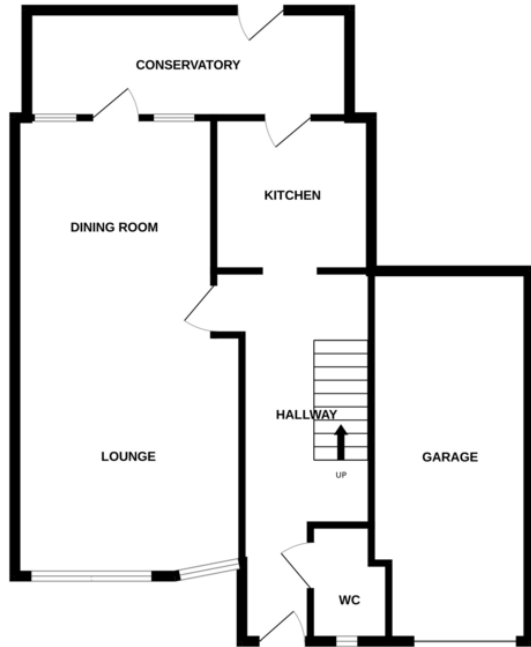
#### **LONG REAR GARDEN**

Approx. 104ft long (measured by vendor) patio, laid to lawn, flowers, mature shrubs.



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**

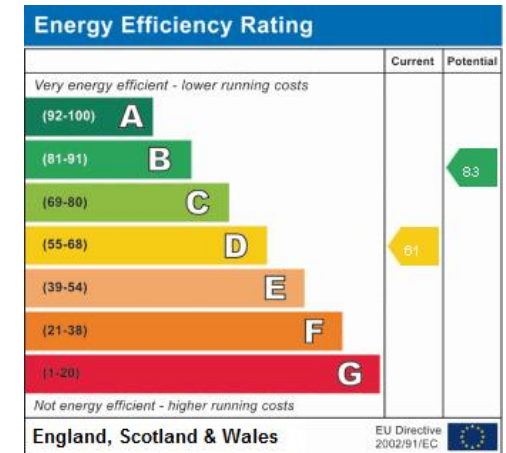
Tax band D

**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 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