



**Kennedy
& Foster**

19 Beech Avenue
Biggleswade
SG18 0EG
£500,000

- FAIRFIELD DEVELOPMENT
- EXTENDED ACCOMMODATION
- BEDROOM 5 & WET ROOM ON GROUND FLOOR
- 4 GOOD SIZED BEDROOMS ON FIRST FLOOR

- REFITTED KITCHEN
- DINING/FAMILY ROOM
- ENSUITE & FAMILY BATHROOM
- PARKING AND ATTRACTIVE GARDEN



Substantial 5 bedroom detached extended property situated in the popular Fairfield development. This very well presented property has the benefit of a refitted kitchen, 5 bedroom and wet room the ground floor, lounge, dining/family room, conservatory, 4 good sized bedrooms, en suite and family bathroom. To compliment the property is an attractive rear garden and parking for 2/3 cars. Contact Kennedy & Foster the Sole Agents to arrange your viewing.

FRONT DOOR INTO:

ENTRANCE HALL

Tiled flooring, radiator, coving to ceiling, consumer unit, uPVC double glazed frosted window. Door to:

BEDROOM FIVE

Coving to ceiling, radiator, uPVC double glazed window to front, cupboard housing meter. Door to:

WET ROOM

Shower, vanity basin, low level W.C, heated towel rail, uPVC double glazed frosted window to side, extractor fan.

LOUNGE

17' 02" x 11' 10" (5.23m x 3.61m) Remote controlled gas fire, double radiator, uPVC double glazed window to front, coving to ceiling, Karndean flooring, opening to inner lobby with stairs to first floor landing with under stairs storage cupboard.

DINING ROOM/FAMILY ROOM

17' 05" x 9' 07" (5.31m x 2.92m) 2 double radiators, coving to ceiling, uPVC double glazed window to side, Karndean flooring. Door to kitchen and bi folding doors into conservatory.

CONSERVATORY

10' 08" x 9' 00" (3.25m x 2.74m) Electric under floor heating, air con unit, Velux windows, French doors to rear garden, tiled roof.

REFITTED KITCHEN

18' 08" x 10' 01" (5.69m x 3.07m) Wall, base and drawer units with work surfaces over, space for fridge/freezer, washing machine and dishwasher, integrated oven, warming draw and microwave, gas hob and extractor fan, tiled flooring, cupboard housing boiler, uPVC double glazed window to rear and side, uPVC double glazed door to rear garden, coving to ceiling.

FIRST FLOOR LANDING

uPVC double glazed frosted window to side, coving to ceiling, airing cupboard with cylinder and shelving, loft hatch partially boarded with ladder and light. Door to:

MASTER BEDROOM

12' 09" x 9' 07" (3.89m x 2.92m) Coving to ceiling, inset lighting, double radiator, uPVC double glazed window to rear. Door to:

FULLY TILED ENSUITE

Corner shower cubicle with rainwater shower and shower attachment, close coupled W.C, vanity basin with cupboard and drawers under, heated towel rail, uPVC double glazed frosted window to side.

BEDROOM TWO

16' 07" x 9' 02" (5.05m x 2.79m) Built in cupboard with access to the pump and valves at back of airing cupboard., uPVC double glazed window to rear, double radiator.

BEDROOM THREE

10' 02" x 9' 11" (3.1m x 3.02m) Built in double wardrobe with mirrored sliding door, double radiator, uPVC double glazed window to front.

BEDROOM FOUR

9' 11" x 7' 06" (3.02m x 2.29m) Double radiator, coving to ceiling, uPVC double glazed window to front.

BATHROOM

Panelled bath with shower over, low level W.C, pedestal basin, heated towel rail, tiled flooring, uPVC double glazed frosted window to side.

OUTSIDE

FRONT GARDEN

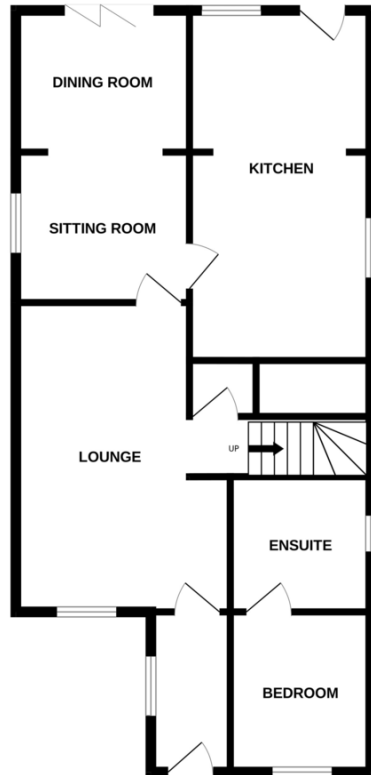
Parking for 2/3 cars, outside tap, gated side access, electric point.

REAR GARDEN

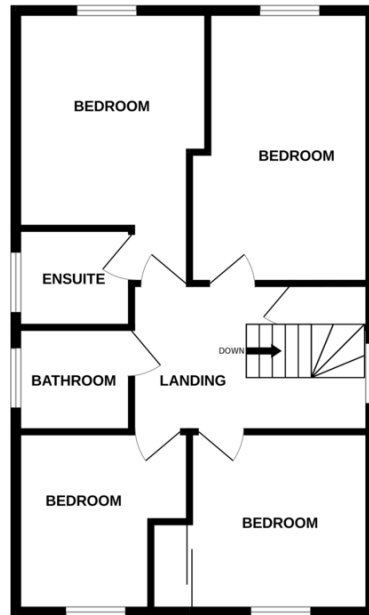
Paved patio, electric point, outside tap, well stocked flowers and shrubs, artificial lawn, shed with power, greenhouse, compost bin, water butts side tool shed.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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

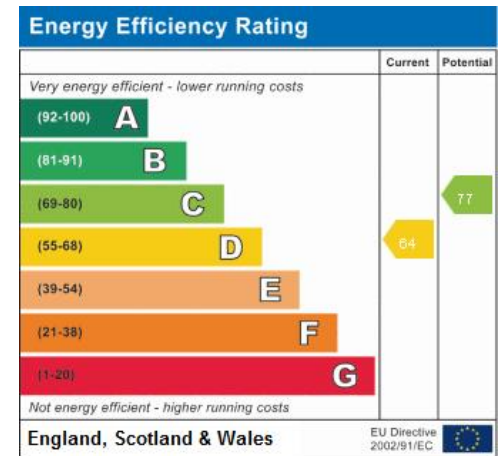
Tax band E

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council



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