



**Kennedy
& Foster**

18 Chervil Close

Biggleswade

SG18 8WJ

Offers Over £600,000

- WELL PRESENTED AND MUCH IMPROVED
- FOUR DOUBLE BEDROOMS
- DOUBLE GARAGE
- 2 RECEPTION ROOMS
- REFITTED KITCHEN/DINING ROOM
- REFITTED CLOAKROOM, REFITTED EN SUITE AND FAMILY BATHROOM
- GARDENS
- SMALL SELECT CLOSE



This very well presented and much improved detached double fronted property must be viewed to fully appreciate this amazing home that is situated in a small select close within easy reach of local amenities, local schools and within walking distance of countryside walks. The property boasts a spacious refitted kitchen/dining room, utility room. Lounge. Study/family room/bedroom 5, 4 doubles bedrooms refitted en suite, family bathroom. To compliment this property is a double width drive and double garage and gardens. Contact Kennedy & Foster the sole agents to arrange your viewing.

COMPOSITE FRONT DOOR INTO:

ENTRANCE HALL

Stairs to first floor landing with under stairs recess with fitted storage unit. Double radiator. Coving to ceiling. Doors to:

REFITTED CLOAKROOM

Low level w.c. Vanity basin with cupboard and storage unit under. Radiator. Tiled floor. Frosted uPVC double glazed window to rear.

LOUNGE

16' 03" x 11' 02" (4.95m x 3.4m) uPVC double glazed French doors to rear garden. Gas fire fitted with marble effect hearth and wooden surround. Coving to ceiling. Double radiator.

FAMILY ROOM/STUDY

11' 08 into bay" x 11' 03" (3.56m x 3.43m) uPVC double glazed bay window to front. Laminate flooring. Coving to ceiling. Radiator.

REFITTED KITCHEN/DINING ROOM

22' 0" x 11' 02" (6.71m x 3.4m) Wall, base and drawer units with quartz worksurfaces over. Built in double oven, microwave, 5 ring gas hob extractor hood over, space and plumbing for American fridge/freezer. Stainless steel 1 1/2 bowl sink unit with mixer spray tap. uPVC double glazed window to front and rear. Vertical radiator. Storage window seat. Laminate flooring. Door to:

UTILITY ROOM

5' 09" x 5' 0" (1.75m x 1.52m) Stainless steel single drainer sink unit with mixer tap. Wall and base cupboards. Space for washing machine and tumble dryer. Wall mounted gas boiler. Door to rear garden,

FIRST FLOOR LANDING

Airing cupboard. Radiator. Doors to:

MASTER SUITE

BEDROOM

11' 05" x 10' 01" to front of wardrobes." (3.48m x 3.07m)
uPVC double glazed window. Radiator. Four double built in wardrobes fitted along one wall. Radiator. Door to:

REFITTED EN SUITE

Fully tiled en suite, double shower with rain water head shower over and a hand shower. Wash hand basin with drawers under. Low level w.c. Heated towel rail. uPVC double glazed window to rear. Extractor fan. Inset lighting.

BEDROOM TWO

11' 08" x 11' 06" (3.56m x 3.51m) Two double built in wardrobes, Radiator. uPVC double glazed window.to front. Radiator.

BEDROOM THREE

10' 02" x 9' 07" (3.1m x 2.92m) uPVC double glazed window to front. Radiator. Loft hatch.

BEDROOM FOUR

10' 04" x 10' 01" (3.15m x 3.07m) Radiator. uPVC double glazed window to rear.

BATHROOM

Panelled bath with mixer tap and shower attachment, pedestal basin, low level w,c, heated towel rail, extractor fan, frosted uPVC double glazed window to front.

OUTSIDE

FRONT GARDEN

Slated beds. Pathway to front door.

DOUBLE WIDTH DRIVEWAY

Leading to:

DOUBLE GARAGE

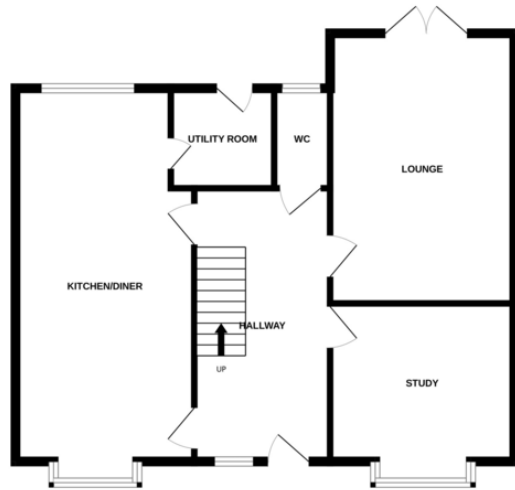
18' 07" x 18' 00" (5.66m x 5.49m) Two up and over doors. Power and light. Eaves storage. Fitted cupboards. Personnel door into rear garden.

REAR GARDEN

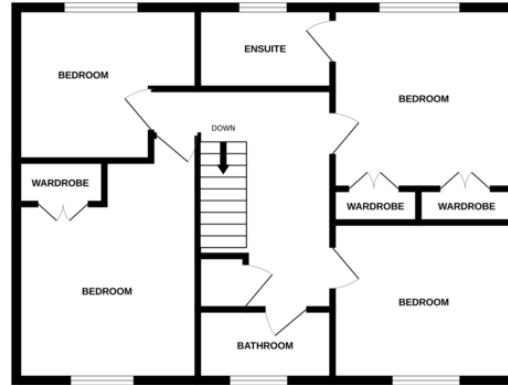
Paved patio areas. Laid to lawn. Outside tap. Shrubs. Personnel door to garage, Gated side access.



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 E

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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 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