



**Kennedy  
& Foster**

29 Playfield Close

Biggleswade

SG18 8JL

**£625,000**

- FIVE BEDROOM DETACHED
- LOVELY LOCATION WALKABLE TO TRAIN STATION AND TOWN CENTRE
- LOUNGE, KITCHEN/DINING, STUDY, PLAYROOM
- 5 GOOD SIZE BEDROOMS
- REFITTED EN SUITE
- FAMILY 4 PIECE BATHROOM
- OUTSIDE OFFICE
- DRIVEWAY AND LOVELY GARDENS
- CHAIN FREE



An amazing well presented detached family residence offering substantial versatile accommodation as follows: Entrance Hall, cloakroom, kitchen/dining room, lounge with bi folding Oak doors opening onto the beautiful gardens, study, playroom, 5 bedrooms, en suite and dressing area to master, four-piece family bathroom. The property, which proudly sits in a small close, is within walking distance of the train station and town centre has the added benefit of beautiful gardens, driveway, and an outside office room. Contact Kennedy & Foster the sole agents to arrange your viewing.

#### **FRONT DOOR INTO: ENTRANCE HALL**

Stairs to first floor landing with under stairs storage cupboard. Radiator. Coving to ceiling, Engineered Oak flooring. Doors to downstairs rooms and an opening to:

#### **KITCHEN/DINING ROOM**

18' 05" x 12' 02 max" (5.61m x 3.71m) A range of wall, base and drawer units with granite work surfaces over. Built in double oven, dish washer, five ring gas hob and wine chiller. Space for American style fridge/freezer. 1 1/2 bowl single drainer sink unit with mixer spray tap. Tiled flooring. Coving to ceiling. Dual aspect double glazed windows. Two storage benches. Door to:

#### **UTILITY ROOM**

Wall mounted gas fired boiler. Wall and base units. with work surfaces over. Space for washing machine and tumble dryer. Circular sink with mixer tap. Radiator. Tiled floor. Door to outside.

#### **PLAYROOM**

11' 03" x 9' 09" (3.43m x 2.97m) uPVC double glazed window. Coving to ceiling. Radiator. Engineered Oak flooring.

#### **STUDY**

11' 03" x 4' 07" (3.43m x 1.4m) uPVC double glazed window. Radiator. Coving to ceiling. Engineered Oak flooring.

#### **LOUNGE**

17' 08" x 11' 03" (5.38m x 3.43m) Coving to ceiling. Oak bi folding doors opening onto gardens. Radiator.

#### **FIRST FLOOR LANDING**

Coving to ceiling. uPVC double glazed window. Loft hatch. Door to:

### MASTER BEDROOM

11' 03" x 11' 03" (3.43m x 3.43m) Coving to ceiling.  
Double radiator. uPVC double glazed window. Door to  
En suite and door to:  
Dressing Room with hanging rails and storage.

### EN SUITE

Fully tiled double shower with shower over, low level  
w.c, wash hand basin. Fully tiled walls. Heated towel  
rail. Frosted uPVC double glazed window.

### BEDROOM TWO

12' 07" x 8' 09" (3.84m x 2.67m) Coving to ceiling.  
Radiator. uPVC double glazed window.

### BEDROOM THREE

12' 02" x 9' 06" (3.71m x 2.9m) Coving to ceiling.  
Radiator. uPVC double glazed window.

### BEDROOM FOUR

11' 03" x 8' 07" (3.43m x 2.62m) Coving to ceiling.  
Radiator. uPVC double glazed window.

### BEDROOM FIVE

9' 02" x 6' 06" (2.79m x 1.98m) Coving to ceiling.  
Radiator. uPVC double glazed window.

### FOUR PIECE BATHROOM

Double ended free standing bath with mixer tap and  
shower attachment. Low level w.c. Pedestal basin.  
Corner shower with shower over. Fully tiled walls.  
Heated towel rail. Frosted uPVC double glazed  
window.

### OUTSIDE

**DRIVEWAY** with parking for several cars. Gated  
access to rear garden. Hedging and lawn area to front  
of property

### REAR GARDEN

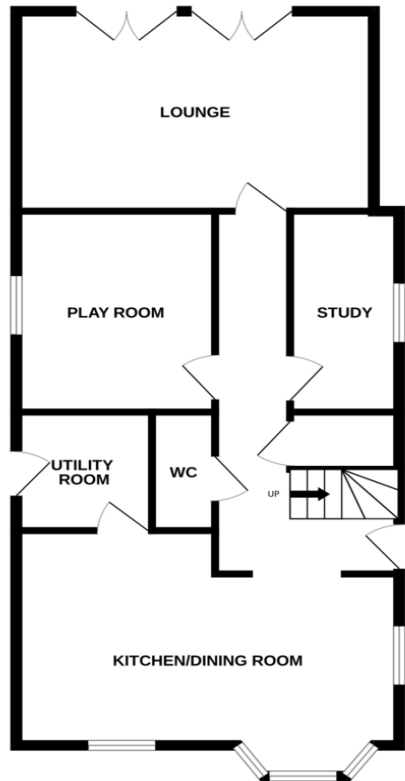
A well-stocked and lovely garden with patio areas,  
shed, lawn, well stocked flower and shrub beds,

### OUTSIDE OFFICE

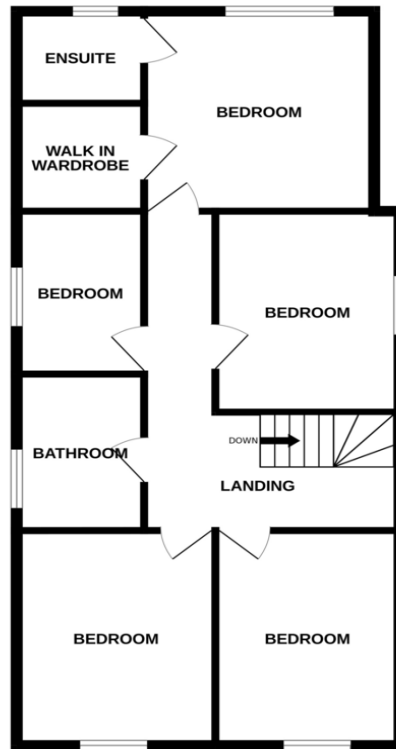
Formally the garage now converted to a beautiful office  
space and ideal for many uses.



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**

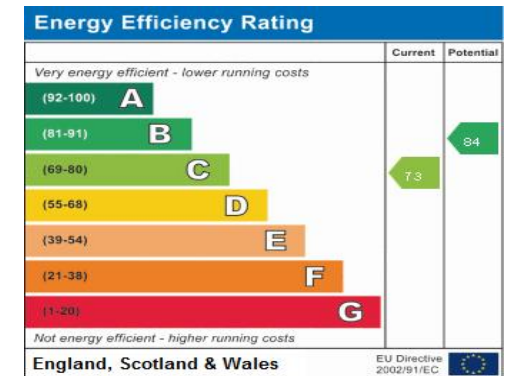
Tax band E

**TENURE**

Freehold

**LOCAL AUTHORITY**

Central Bedfordshire Council



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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