



**Kennedy
& Foster**

86 Hitchin Street
Biggleswade
SG18 8BL
£450,000

- DETACHED PROPERTY
- INDIVIDUALLY DESIGNED
- ADAPTABLE ACCOMMODATION
- THREE BEDROOMS

- CLOAKROOM, ENSUITE & FAMILY BATHROOM
- PARKING FOR C 3 CARS
- GARAGE
- LOVELY GARDENS



Centrally located and ideal for the train station and town centre this versatile detached property that has parking for c 3 cars and a garage, lovely rear garden and accommodation comprising of: entrance hall, cloakroom, dining room, study, lounge, kitchen, 3 bedrooms, en-suite and bathroom. Contact Kennedy & Foster the sole agents to arrange your viewing.

FRONT DOOR INTO:

ENTRANCE HALL

Double radiator, cloaks cupboard. Doors to:

CLOAKROOM

Low level W.C, vanity basin, uPVC double glazed frosted window.

DINING ROOM

13' 09" x 11' 11" (4.19m x 3.63m) Mock beams, feature brick fireplace tiled hearth, radiator, uPVC double glazed window.

STUDY

12' 05" x 7' 06" (3.78m x 2.29m) Mock beams, radiator, uPVC double glazed window. Opening to:

LOUNGE

14' 00" x 12' 09" (4.27m x 3.89m) Brick open fireplace with tiled hearth, mock beams, uPVC double glazed window, radiator.

KITCHEN

15' 03" x 12' 08" (4.65m x 3.86m) Wall, base and drawer units with work surfaces over, space for range style cooker, 1 1/2 bowl stainless steel sink unit with mixer tap, space for washing machine, dishwasher and tumble dryer, tiled flooring, uPVC double glazed window and door to rear garden.

FIRST FLOOR LANDING

Doors to:

BEDROOM ONE

12' 07" x 11' 10" (3.84m x 3.61m) Mock ceiling beams, two uPVC double glazed windows to front, double radiator, door to walk in wardrobe. Door to:

ENSUITE

Shower cubicle with shower over, vanity basin, low level W.C, uPVC double glazed frosted window to front, triple wardrobe with mirrored sliding doors, coving to ceiling.

BEDROOM TWO

15' 04" x 7' 11" (4.67m x 2.41m) Double radiator, uPVC double glazed window to rear, built in double wardrobe with mirrored sliding doors, mock ceiling beams.

BEDROOM THREE

10' 05" x 7' 11" (3.18m x 2.41m) Double radiator, uPVC double glazed window, storage cupboard.

BATHROOM

4 Piece suite, shower cubicle with shower over, panelled bath with mixer tap, vanity basin, cupboard under, low level W.C, heated towel rail, fully tiled walls, storage cupboard.

FRONT

Shingle parking for several cars, gated access leading to rear garden.

GARAGE

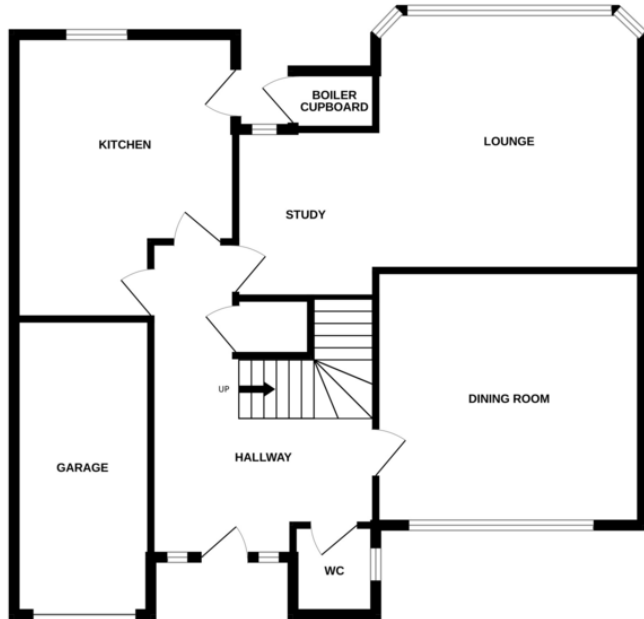
Up and over door.

REAR GARDEN

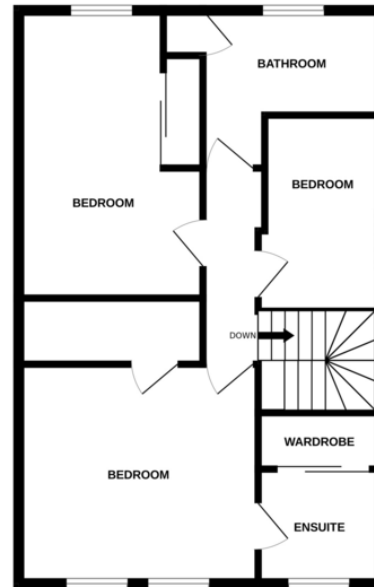
Artificial lawn, decking, paved patio, cupboard housing boiler, shed, trees, gated access, personnel door to garage.



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.
Made with Metropix ©2024

COUNCIL TAX BAND

Tax band D

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

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

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