



**Kennedy
& Foster**

22 Hawking Drive

Biggleswade

SG18 8GN

£350,000

- LOVELY 3 BEDROOM HOME
- CLOAKROOM
- LOUNGE/DINING ROOM
- KITCHEN/BREAKFAST ROOM

- BATHROOM
- 2 ALLOCATED PARKING SPACES
- GARDEN
- KINGS REACH DEVELOPMENT



This is lovely 3 bedroom terraced property is ideally situated on the popular King Reach Development. The property has the benefit of 2 allocated parking spaces and accommodation on 3 levels as follows: entrance hall, cloakroom, kitchen/breakfast room, lounge/dining room, 3 bedrooms, bathroom and garden. Contact Kennedy & Foster the Sole Agents to arrange your viewing.

FRONT DOOR INTO:

ENTRANCE HALL

Stairs to first floor landing, radiator, storage cupboard with plumbing for washing machine. Doors to:

CLOAKROOM

Low level W.C, pedestal basin, radiator.



LOUNGE/DINER

14' 08" x 10' 10" (4.47m x 3.3m) Radiator, uPVC double glazed window to rear. Door to rear.

KITCHEN

9' 08" x 8' 02" (2.95m x 2.49m) Wall, base and drawer units with work surfaces over, cupboard housing boiler, stainless steel singles drainer sink unit, space for fridge/freezer, uPVC double glazed window to front.

FIRST FLOOR LANDING

uPVC double glazed window to front, radiator, stairs to second floor landing. Doors to:

BEDROOM TWO

14' 09" x 10' 11" (4.5m x 3.33m) uPVC double glazed



window to rear, radiator, storage cupboard.

BEDROOM THREE

9' 08" x 7' 05" (2.95m x 2.26m) uPVC double glazed window to front, radiator.

BATHROOM

Panelled bath with shower over and shower screen, pedestal basin, low level W.C, radiator, extractor.

SECOND FLOOR LANDING

Storage cupboard, radiator. Door to:

MASTER BEDROOM

16' 05" x 11' 04" (5m x 3.45m) uPVC double glazed window to front and 2 double glazed Velux windows to rear, radiator.

OUTSIDE

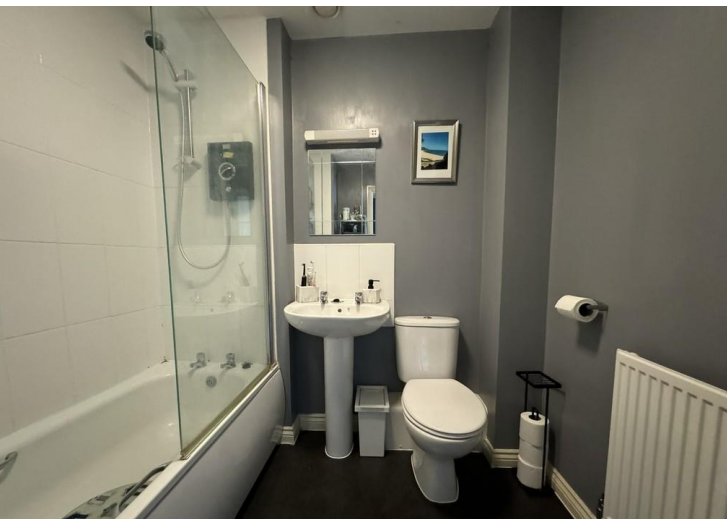
FRONT

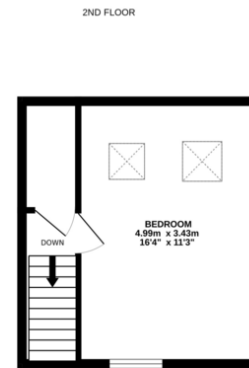
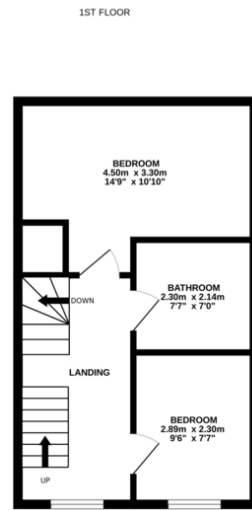
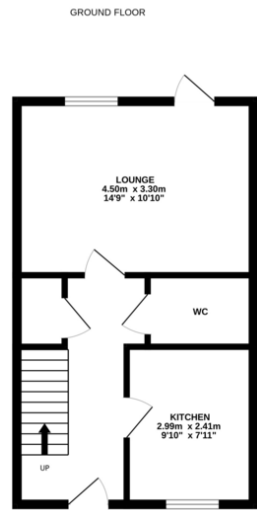
Slated beds.

REAR GARDEN

Shed, paved patio, artificial lawn, gated rear access, outside tap.

TWO ALLOCATED PARKING SPACES





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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		90
(69-80)	C	77	
(55-68)	D		
(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