



**Kennedy  
& Foster**

5 Brookbanks  
Biggleswade  
SG18 0QF  
**£529,000**

- VERY WELL PRESENTED
- FOUR BEDROOM DETACHED
- SITUATED ON ST ANDREWS DEVELOPMENT
- CLOAKROOM/UTILITY
- KITCHEN/DINING ROOM
- ENSUITE & FAMILY BATHROOM
- GARAGE & DRIVEWAY FOR FOUR CARS
- VIEWS OVER FIELDS



Situated on the popular St Andrews development this, very well presented 4 bedroom detached property with views over fields must be viewed to appreciate what a gorgeous property it is and what it has to offer.

Accommodation: Entrance hall, cloakroom/utility, kitchen/dining room, study, lounge, en-suite and family bathroom, 4 bedrooms, oversized garage and parking for approx. 4 cars. Please contact Kennedy & Foster the Sole Agents to arrange your viewing.

#### **FRONT DOOR INTO:**

#### **ENTRANCE HALL**

Stairs to first floor. Doors to:

#### **CLOAKROOM/UTILITY**

Low level W.C, pedestal basin, radiator, consumer unit, uPVC double glazed window to side, integrated washing machine, wall cupboards.

#### **LOUNGE**

18' 00" x 11' 02" (5.49m x 3.4m) uPVC double glazed bay window to front with views over fields, radiator.

#### **STUDY**

7' 09" x 6' 09" (2.36m x 2.06m) uPVC double glazed window to front with views over fields, radiator.

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

22' 05" x 11' 05" (6.83m x 3.48m) Wall, base and drawer units with work surfaces over, integrated fridge/freezer, dishwasher, built in oven, gas hob and extractor fan over, cupboard housing boiler, under cupboard lighting, 1 1/2 bowl stainless steel single drainer sink unit, uPVC double glazed window and French doors to rear garden.

#### **FIRST FLOOR LANDING**

uPVC double glazed window to side, airing cupboard, radiator. Doors to:

#### **BEDROOM ONE**

11' 06" x 9' 05" (3.51m x 2.87m) uPVC double glazed window to rear, radiator. Door to:

#### **ENSUITE**

Fully tiled shower cubicle with rainwater shower over and hand shower, low level W.C, pedestal basin, heated towel rail, uPVC double glazed frosted window to side.

#### **BEDROOM TWO**

10' 11" x 10' 04" (3.33m x 3.15m) uPVC double glazed window to front, radiator

### **BEDROOM THREE**

10' 08" x 9' 07" (3.25m x 2.92m) uPVC double glazed window to rear, radiator

### **BEDROOM FOUR**

11' 10" x 7' 09" (3.61m x 2.36m) uPVC double glazed window to front, radiator.

### **BATHROOM**

Panelled bath with mixer tap, shower over, pedestal basin, low level W.C, heated towel rail, uPVC double glazed frosted window.

### **OUTSIDE**

#### **FRONT GARDEN**

Pathway to front door, slated beds to front and side, shrubs, driveway leading to garage with parking for approx. 4 cars.

### **GARAGE**

23' 09" x 11' 03" (7.24m x 3.43m) Power & lighting, up and over door, eaves storage, personnel door to rear garden.

### **REAR GARDEN**

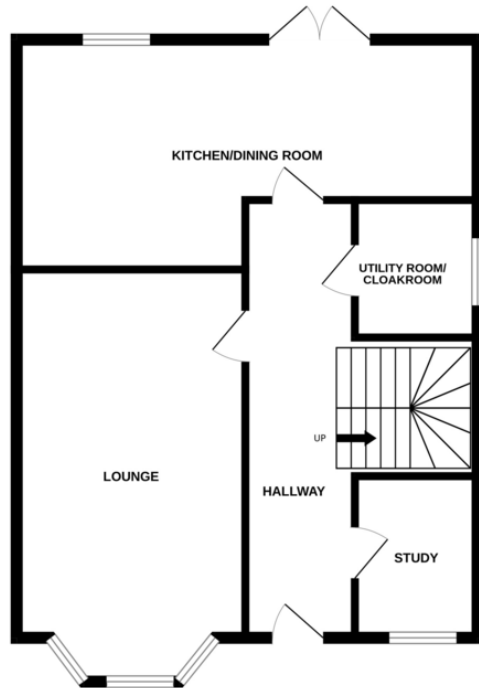
South facing, laid to lawn, large paved patio area, shrubs, outside tap, gated side access, electric points.

### **AGENT NOTES**

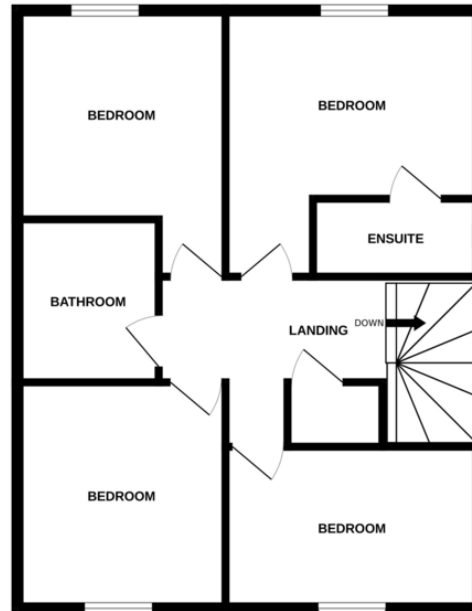
Service charge £20.42 per month



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
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		94
(81-91)	<b>B</b>	85	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		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