



FOR SALE
Kennedy
& Foster
01767 601122

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& Foster
EXECUTIVE HOMES

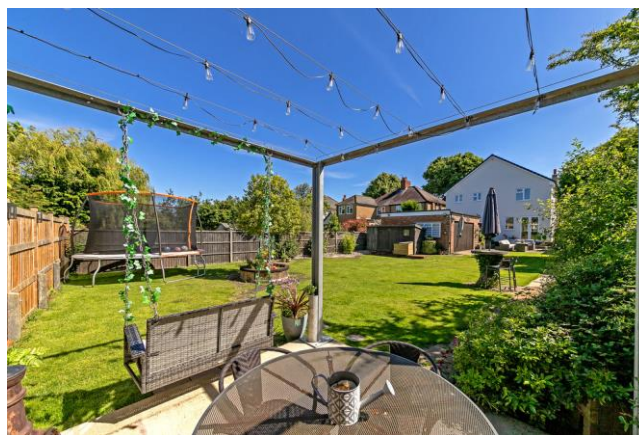
120 London Road, Biggleswade
SG18 8EL

Offers Over
£800,000

A wonderful 5 Bed Detached House located in Biggleswade.

- SOUGHT AFTER LOCATION IN BIGGLESWADE
- GORGEOUS KITCHEN/DINING ROOM
- INDIVIDUALLY DESIGNED
- LARGE REAR GARDEN
- BEAUTIFULLY PRESENTED
- AMPLE PARKING AND DOUBLE GARAGE
- ACCOMMODATION ON 3 LEVELS
- PLANNING PERMISSION TO EXTEND FURTHER
- 5 BEDROOMS AND 3 BATHROOMS

Kennedy & Foster are proud to present to you this beautifully presented individually designed executive home of approximately 2244 sq ft. A true family detached property that is a credit to the owners and a home to be proud of. To compliment the property is the large rear garden, double garage and parking and planning permission has been granted to extend if required. Contact Kennedy & Foster the Sole Agents to arrange your viewing.





Property Description

FRONT DOOR INTO:

ENTRANCE HALL

Porcelain tiled flooring, Victorian style radiator, storage cupboard housing boiler and hot water tank.

STUDY AREA

Porcelain tiled flooring. Door to:

UTILITY ROOM

6' 07" x 6' 02" (2.01m x 1.88m) Sink with mixer tap and cupboard under, space for washing machine and freezer, uPVC double glazed door to side.

LOUNGE

22' 07" into bay" x 10' 10" (6.88m x 3.3m) uPVC double glazed bay window to front, radiator, porcelain tiled flooring, USB socket. Door to:

INNER HALLWAY

Stairs leading to 1st floor landing.

KITCHEN/DINING ROOM

29' 10" x 10' 11" (9.09m x 3.33m) Soft closing and handleless wall, base and drawer units with Quartz work surfaces over, sink with pull out spray tap, under cupboard lighting. Integrated fridge/freezer, space for range style cooker. Island (8' 4" X 3'3") with cupboards and drawers under, breakfast bar and wine cooler. Porcelain tiled flooring, uPVC double glazed window to front and uPVC dual aspect windows and French door to rear garden.

INNER LOBBY

uPVC double glazed window to side, stairs leading to:

FIRST FLOOR LANDING

BEDROOM

16' 00" x 11' 03" (4.88m x 3.43m) uPVC double glazed window to front, radiator. Door to:

ENSUITE

Fully tiled walk in shower with rainwater shower over and hand shower head attachment, low level W.C, vanity basin with cupboard under, uPVC double glazed window to front, shaver point, speaker, wired in mirror with lights.

BEDROOM

12' 04" x 11' 03" (3.76m x 3.43m) uPVC double glazed window to front, radiator, USB socket.

BEDROOM

11' 02" x 10' 06" (3.4m x 3.2m) uPVC double glazed window to rear, radiator, USB socket.

BEDROOM

15' 08" x 6' 09" (4.78m x 2.06m) uPVC double glazed window to rear, radiator, USB socket.

BATHROOM

Double ended free standing bath with waterfall tap, close coupled W.C, twin sinks with cupboards under, heated towel rail, tiled flooring, uPVC double glazed window to rear, wired in mirror with lights.





SECOND FLOOR/ GUEST SUITE

17' 03" x 14' 07" (5.26m x 4.44m)

BEDROOM AREA

uPVC double glazed Velux windows to two elevations, radiator, USB socket. Double doors to:

WALK IN DRESSING ROOM

14' 07" x 4' 11" (4.44m x 1.5m) Two uPVC double glazed Velux windows, Eaves storage to both sides with lighting.

ENSUITE

Walk in shower with rainwater shower over and wall mounted hand shower attachment, close coupled W.C, vanity basin with cupboard under, Two uPVC double glazed Velux window, heated towel rail. Eaves storage with lighting, wired in mirror with lights.

FRONT GARDEN

Parking for approx. 5/6 cars, gated side access leading to:



DOUBLE GARAGE

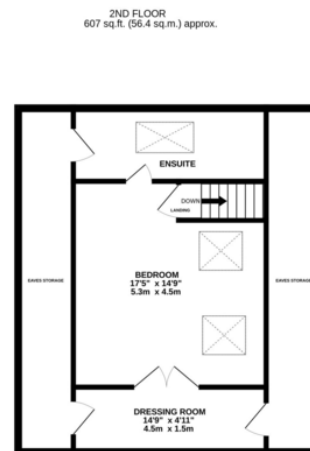
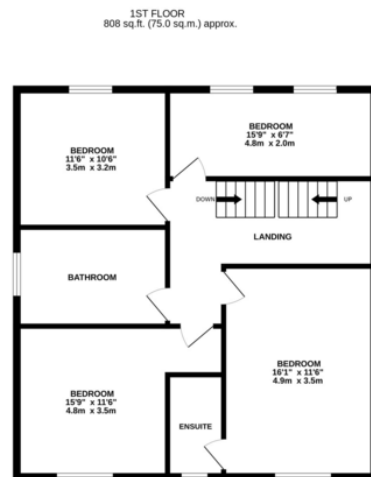
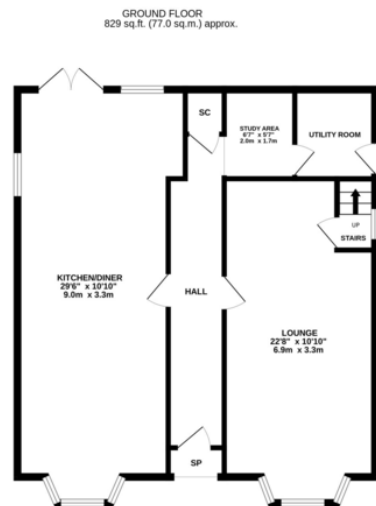
21' 03" x 17' 04" (6.48m x 5.28m) With Power and an electric door.

LARGE REAR GARDEN

Mainly laid to lawn, pergola, raised beds, paved patio, outside tap, wildlife pond, shed.

AGENT NOTES

Planning permission to make a further room and cloakroom by adjoining the double garage.



TOTAL FLOOR AREA : 2244 sq.ft. (208.5 sq.m.) approx.

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

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

VIEWINGS

Strictly by prior appointment with the agent.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(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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