



**Kennedy
& Foster**

13 Eagle Farm Road
Biggleswade
SG18 8JH
£475,000

- DETACHED BUNGALOW
- 3 BEDROOMS
- LOUNGE
- DINING ROOM
- REFITTED KITCHEN
- REFITTED BATHROOM
- GARDENS
- PARKING



This 3-bedroom detached bungalow is situated along Eagle Farm Road, Biggleswade in this non estate location. The property has a good sized lounge to the front, a separate dining room with a multi fuel burner, refitted kitchen and 4-piece bathroom, 3 bedrooms and a conservatory. The frontage has block paved parking for several vehicles, good sized rear garden, and an additional garden with mature trees. A lovely bungalow in a lovely location. Contact Kennedy & Foster the sole agents to arrange your viewing.

FRONT DOOR INTO:

ENTRANCE HALL

Radiator. Doors to:

DINING ROOM

11' 11" x 11' 06" (3.63m x 3.51m) Wood burner, radiator, uPVC double glazed window to side, storage cupboard.

LOUNGE

15' 11" x 14' 02" (4.85m x 4.32m) Feature fireplace, radiator & vertical radiator, shelved alcove, uPVC double glazed window to front and side.

KITCHEN

13' 04" x 6' 05" (4.06m x 1.96m) Wall, base and drawer units with work surfaces over, 1 1/2 bowl sink unit with mixer tap, built in oven, gas hob and extractor hood over, space for washing machine and dishwasher, uPVC double glazed window and door to side.

INNER HALLWAY

Radiator, Velux window. Door to:

BEDROOM ONE

12' 03" x 12' 00" (3.73m x 3.66m) uPVC double glazed window, radiator.

BEDROOM TWO

11' 11" x 10' 00" (3.63m x 3.05m) uPVC double glazed window to side, loft hatch access, radiator.

BEDROOM THREE

10' 01" x 8' 01" (3.07m x 2.46m) Shelved Alcove, uPVC double glazed window to side, linen cupboard housing boiler. Door to:

WOODEN CONSERVATORY

Door to rear garden.

REFITTED BATHROOM

Bath with mixer tap and shower attachment, shower cubicle with shower over, low level W.C, heated towel rail, uPVC double glazed window to rear, shaver point.

OUTSIDE

FRONT

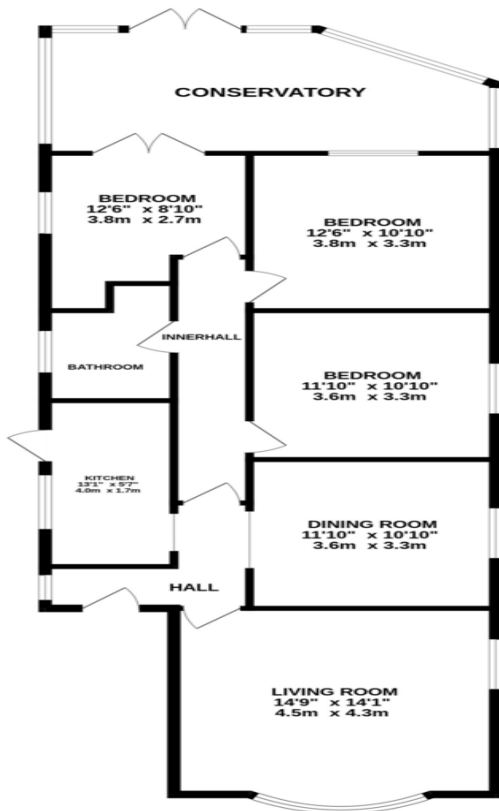
Block paved parking for several cars.

REAR GARDEN

Gated side access, shed, laid to lawn, block paved patio, there is an additional garden beyond with mature trees.



GROUND FLOOR



COUNCIL TAX BAND

Tax band E

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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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