



**Kennedy
& Foster**

15 Torquay Close

Biggleswade

SG18 0FS

£415,000

- EXTENDED GORGEOUS SEMI DETACHED
- THE 'MAYTHORNS' DEVELOPMENT
- THREE DOUBLE BEDROOMS
- KITCHEN

- LOUNGE
- DINING ROOM
- 4 PIECE BATHROOM & ENSUITE TO MASTER BEDROOM
- EXTENDED GARAGE



You will not be disappointed with your viewing to this EXTENDED semi detached property with accommodation on three levels as follows: Entrance Hall, cloakroom, lounge, dining room, kitchen, 3 double bedrooms, 4 piece bathroom and ensuite to the master bedroom. To compliment this gorgeous property is the garage of c34 ft, easy to manage rear garden and positioned on the popular 'Maythorns' Development. Contact Kennedy & Foster the sole agent to arrange your viewing

FRONT DOOR INTO

ENTRANCE HALL

Tiled floor, radiator, stairs to first floor, coving to ceiling. Wood door to:

CLOAKROOM

Low level W.C, pedestal basin, tiled floor, heated towel rail, consumer unit.

KITCHEN

10' 9" x 8' 04" min (3.28m x 2.54m) Wall, base and drawer units with work surfaces over. Built in dishwasher, washing machine, fridge/freezer, oven with gas hob and extractor hood over, cupboard housing boiler, stainless steel single drainer sink unit with mixer tap, tiled floor, under cupboard lighting. uPVC double glazed window to front, inset lighting.

LOUNGE/DINING ROOM

15' 05" x 14' 07" (4.7m x 4.44m) Storage cupboard, coving to ceiling, tiled floor, uPVC double glazed window to side. Opening to:

DINING ROOM/PLAYROOM

14' 16" x 9' 10" (4.67m x 3m) Electric Velux Windows, tiled floor, radiator, uPVC double glazed French doors to rear garden. Door to garage.

FIRST FLOOR LANDING

Airing cupboard, coving to ceiling. Doors to:

BEDROOM TWO

11' 10" x 9' 00" (3.61m x 2.74m) Built in wardrobes, radiator, uPVC double glazed window to front, coving to ceiling.

BEDROOM THREE

10' 11" x 8' 08" (3.33m x 2.64m) Built in wardrobes, radiator, uPVC double glazed window to rear, coving to ceiling.

4 PIECE BATHROOM

Panelled bath with mixer tap, fully tiled shower cubicle, low level W.C, pedestal basin, extractor, uPVC double glazed frosted window to front, heated towel rail, tiled floor.

INNER LANDING

Stairs to second floor with storage under, radiator, uPVC double glazed window to rear.

MASTER SUITE BEDROOM

19' 03" x 11' 02" (5.87m x 3.4m) Two double radiators, uPVC double glazed window to front and two uPVC double glazed Velux windows, built in wardrobes. Door to:

ENSUITE

Fully tiled shower cubicle, pedestal basin, low level W.C, heated towel rail, shaver point, uPVC double glazed frosted window to rear, extractor fan.

OUTSIDE

FRONT GARDEN

Shrubs, pathway to front door. Driveway leading to:

GARAGE

Electric roll up door, power and electric, radiator, Eaves storage, Personnel door to rear garden. Door to dining room.

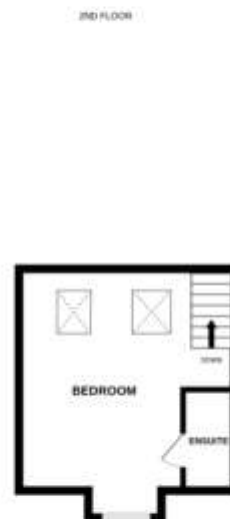
REAR GARDEN

Artificial lawn, outside tap, personnel door to garage, electric sockets, outside lighting.

AGENT NOTES

Current maintenance charge - TBC





We have 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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