



**Kennedy
& Foster**

71 London Road
Biggleswade
SG18 8EE

Guide Price £550,000 - £565,000

- WELL PRESENTED FOUR BEDROOM SEMI DETACHED
- SEPARATE RECEPTION ROOMS
- 24FT LOUNGE & REFITTED KITCHEN
- UTILITY ROOM
- BATHROOM & SHOWER ROOM
- GARAGE & DRIVEWAY FOR 3 CARS
- WELL LOCATED FOR TOWN CENTRE AND TRAIN STATION
- SOUGHT AFTER LONDON ROAD LOCATION



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Situated on the highly regarded London Road with an easy walk to the train station and town centre, this 4 good sized bedroom semi detached property offers excellent accommodation, established large rear garden, garage and parking for 3 cars. Accommodation comprises of: Vestibule, entrance hall, cloakroom, lounge, dining room, refitted kitchen, utility room, 4 piece bathroom, 3 piece shower room and 4 bedrooms. Contact Kennedy & Foster the Sole Agents to arrange your viewing.

UPVC DOUBLE GLAZED DOOR INTO:

VESTIBULE

uPVC double glazed window to front and side, uPVC double glazed door to garage.

COMPOSITE FRONT DOOR INTO:

HALLWAY

Stairs rising to first floor accommodation, wall mounted radiator, coving to ceiling, wood laminate floor, built in cupboard housing electric meter, built in cupboard, panelled doors to kitchen, lounge and cloakroom.

CLOAKROOM

Close coupled W.C, wall mounted wash hand basin, tiled splash back, wall mounted radiator.

LOUNGE

24' 8" x 12' 1" (10' 3") (7.52m x 3.68m) uPVC double glazed window to front aspect, two wall mounted radiators, coving to ceiling, wall mounted electric fan heater with living flame screen. Double glazed panel doors to:

DINING ROOM

18' 0" x 10' 0" (5.49m x 3.05m) Overlooking rear garden, coving to ceiling, wall mounted radiator, uPVC double glazed sliding doors opening to patio. Archway to:

REFITTED KITCHEN

12' 1" x 9' 3" (3.68m x 2.82m) Range of eye level and base units with wood effect work surfaces over, 1 1/2 bowl sink and drainer unit, built in double oven and ceramic hob with extractor over, integrated fridge, freezer and microwave. Wine rack, tiled splash back, uPVC double glazed window to side aspect, door to entrance hall. uPVC double glazed door to:

UTILITY ROOM

uPVC double glazed window and door to rear, skylight window, frosted double glazed door to front and side, built in larder and wall mounted cupboard, work surface with sink and drainer unit, space for washing machine, dryer and dish washer, wall mounted electric heater.

FIRST FLOOR ACCOMMODATION

SPLIT LANDING

Coving to ceiling, uPVC double glazed window to side aspect, wall mounted radiator. Panelled doors to:

BEDROOM ONE

13' 5" x 9' 9" (4.09m x 2.97m) uPVC double glazed window to rear aspect, wall mounted radiator, fitted wardrobes to one wall.

BEDROOM TWO

12' 4" max x 10' 10" (3.76m x 3.3m) uPVC double glazed window to front aspect, wall mounted radiator, coving to ceiling.

BEDROOM THREE

11' 8" x 7' 10" (3.56m x 2.39m) uPVC double glazed window to front aspect, wall mounted radiator.

BEDROOM FOUR

9' 6" x 7' 10" (2.9m x 2.39m) uPVC double glazed window to rear aspect, coving to ceiling, wall mounted radiator, built in cupboard housing hot water cylinder.

4 PIECE BATHROOM

Panelled bath, walk in shower cubicle, close coupled W.C, vanity unit with wash hand basin, tiling to all walls, wall mounted radiator, uPVC double glazed frosted window to rear aspect, access to loft space.

SHOWER ROOM

6' 3" x 5' 2" (1.91m x 1.57m) uPVC double glazed frosted window to front aspect, wall mounted radiator, walk in shower unit with Triton shower, close coupled W.C, vanity unit with wash hand basin, marble effect panelled splash back, single glazed internal window to landing.

OUTSIDE

FRONT

Shingled driveway set behind five bar gates providing off road parking for approx. 3 cars.

GARAGE

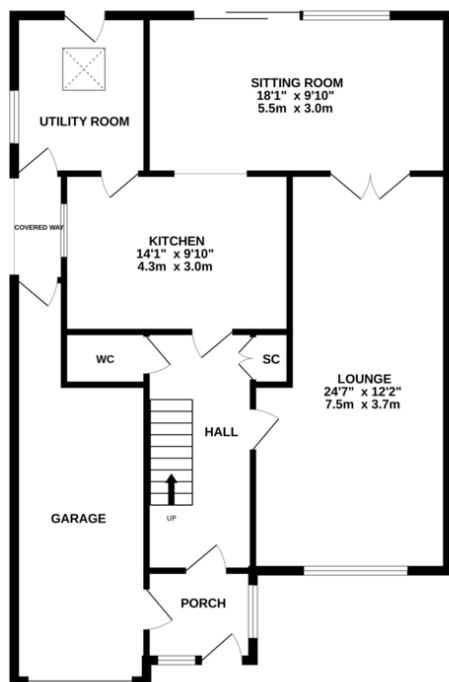
17' 9" (5.41m) Remote control electric roll up door, power and light, personal door to rear.

LARGE REAR GARDEN

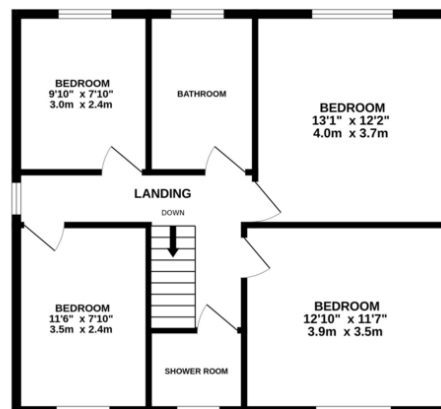
Large paved patio area with step down to lawn, outside tap, established gardens with trees and shrub borders enclosed by timber panel fencing, brick outbuilding. An ideal garden to entertain and enjoy.



GROUND FLOOR
1026 sq.ft. (95.3 sq.m.) approx.



1ST FLOOR
667 sq.ft. (61.9 sq.m.) approx.



TOTAL FLOOR AREA: 1692 sq.ft. (157.2 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 E

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 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