



**Kennedy
& Foster**

40 Planets Way
Biggleswade
SG18 8FB

Guide Price £400,000

- FOUR DOUBLE BEDROOMS
- END TERRACE
- BEAUTIFULLY PRESENTED
- KITCHEN/DINING ROOM

- LOUNGE
- ENSUITE TO MASTER BEDROOM ON SECOND FLOOR
- TWO ALLOCATED PARKING SPACES
- LOCATED ON KING REACH DEVELOPMENT



This beautiful four bedroom end of terrace property must be viewed to fully appreciate the space it has to offer. The master suite on the top floor has the added benefit of a dressing area/study and a good size ensuite. To the first floor are three further double bedrooms and a family bathroom. On the ground floor is a spacious lounge, kitchen/dining room and a cloakroom. To the rear of the property is two allocated parking spaces. Contact Kennedy & Foster the Sole Agents to arrange your viewing.

FRONT DOOR INTO:

ENTRANCE HALL

Tiled floor, double radiator, stairs to first floor landing, coving to ceiling. Doors to:

CLOAKROOM

Low level W.C, pedestal basin, tiled floor, radiator, uPVC double glazed frosted sash window to front.

KITCHEN/DINING ROOM

16' 04" x 9' 04" (4.98m x 2.84m) Wall, base and drawer units with work surfaces over. Built in double oven, 5 ring gas hob with extractor hood over, integrated fridge/freezer and dishwasher, space for washing machine, 1 1/2 bowl stainless steel single drainer sink unit with mixer tap, tiled flooring, double radiator, uPVC double glazed sash window to front, under cupboard lighting.

LOUNGE

15' 07" x 13' 01" (4.75m x 3.99m) Modern electric fireplace, two double radiators, coving to ceiling, under stairs storage cupboard, uPVC double glazed French doors to rear.

FIRST FLOOR LANDING

Double radiator, stairs to second floor landing. Doors to:

BEDROOM TWO

14' 11" x 10' 7" (4.55m x 3.23m) Two radiator, uPVC double glazed sash windows to rear, coving to ceiling, two double radiators, two wardrobes.

BEDROOM THREE

11' 05" x 8' 11" (3.48m x 2.72m) Double radiator, uPVC double glazed sash window to front, coving to ceiling.

BEDROOM FOUR

8' 09" x 8' 04" (2.67m x 2.54m) Double radiator, uPVC double glazed sash window to front, coving to ceiling.

BATHROOM

Panelled bath with mixer tap and shower over, pedestal basin, close coupled W.C, heated towel rail, shaver point, tiled floor.

SECOND FLOOR LANDING

MASTER BEDROOM

15' 05" x 14' 05" (4.7m x 4.39m) Built in wardrobe, cupboard housing hot water cylinder and gas boiler, coving to ceiling, loft hatch access, uPVC double glazed sash window to front. Opening to:

DRESSING AREA/STUDY

9' 7" x 5' 06" (2.92m x 1.68m) Velux window, double radiator. Door to:

ENSUITE SHOWER ROOM

Double shower cubicle with sliding door and shower over, close coupled W.C, pedestal basin, shaver point, heated towel rail. Velux window, tiled floor.

OUTSIDE

FRONT GARDEN

Laid to lawns, pathway to front door. Gated access to rear garden.

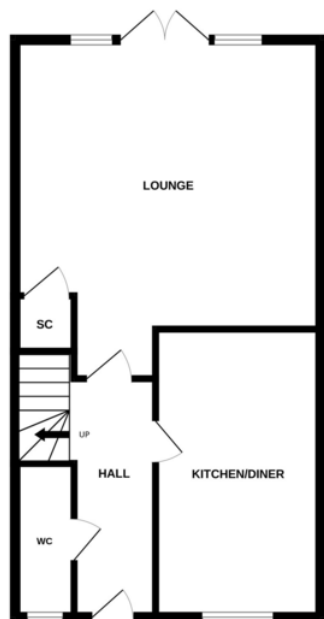
TWO ALLOCATED PARKING SPACES TO REAR

REAR GARDEN

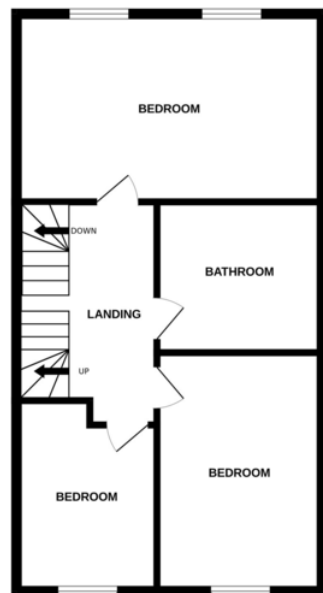
Decking, artificial lawn, electric point, outside tap, gated rear access.



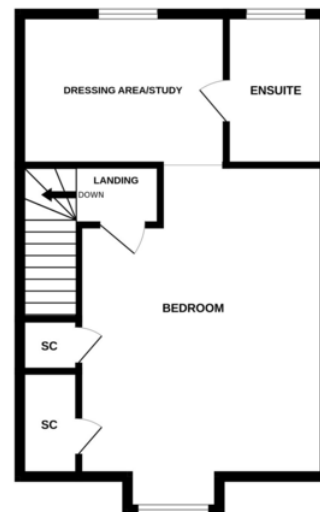
GROUND FLOOR
550 sq.ft. (51.1 sq.m.) approx.



1ST FLOOR
550 sq.ft. (51.1 sq.m.) approx.



2ND FLOOR
450 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA: 1551 sq.ft. (144.1 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		86 B
69-80	C	77 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