



**Kennedy
& Foster**

16 Walker Mead
Biggleswade
SG18 8GW

Guide Price £380,000

- THREE BEDROOM SEMI DETACHED HOME
- ACCOMMODATION OVER THREE FLOORS
- KITCHEN/BREAKFAST ROOM
- LOUNGE/DINER
- ENSUITE TO MASTER BEDROOM
- CLOAKROOM AND FAMILY BATHROOM
- GARAGE AND PARKING SPACE
- POPULAR KINGS REACH DEVELOPMENT



A three bedroom semi detached town house located on the popular Kings Reach Development. The property benefits from two large double bedrooms with ensuite to bedroom one, kitchen/breakfast room, lounge/diner, garage and allocated parking space. Contact Kennedy & Foster the Sole Agents to arrange your viewing.

DOUBLE GLAZED FROSTED COMPOSITE DOOR INTO:

HALLWAY

Stairs rising to first floor accommodation with built in cupboard and recess under. Panelled doors to:

KITCHEN/BREAKFAST ROOM

12' 5" x 7' 4" (3.78m x 2.24m) uPVC double glazed window to front aspect, wall mounted radiator, range of eye level and base units with work surfaces and upstand over, stainless steel 1 1/2 bowl sink and drainer unit, cupboard housing combi boiler, fitted oven and gas hob with extractor over and splash back, wood laminate floor.

CLOAKROOM

Close coupled W.C, pedestal mounted wash hand basin with tiled splash back.

LOUNGE/DINER

13' 11" x 12' 6" (4.24m x 3.81m) uPVC double glazed doors to rear garden, wall mounted radiator.

FIRST FLOOR ACCOMMODATION

LANDING

Panelled doors to:

BEDROOM TWO

13' 11" x 12' 7" (4.24m x 3.84m) uPVC double glazed window to rear aspect, wall mounted radiator.

BEDROOM THREE

9' 6" x 7' 1" (2.9m x 2.16m) uPVC double glazed window to front aspect, wall mounted radiator.

BATHROOM

Panelled bath with shower attachment and screen, pedestal mounted wash hand basin, close coupled W.C, tiled splash back and tiled display shelf.

INNER LANDING

uPVC double glazed window to front aspect, wall mounted radiator, stairs to second floor accommodation.

SECOND FLOOR ACCOMMODATION

BEDROOM ONE

18' 8" x 10' 4" (5.69m x 3.15m) uPVC double glazed window to front aspect, wall mounted radiator, double glazed Velux window to rear, fitted wardrobes to one wall, wall light points. Panelled door to:

ENSUITE

uPVC double glazed window to rear aspect, wall mounted radiator, pedestal wash hand basin, close coupled W.C, double shower cubicle, tiled splash back.

GARAGE

Up and over door, parking space in front.

ALLOCATED PARKING SPACE

FRONT GARDEN

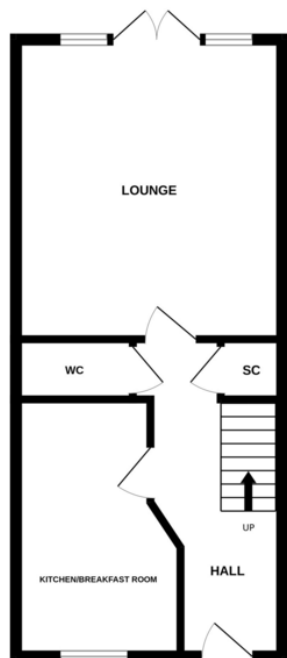
Shrubs, pathway to front door, gates side access to:

REAR GARDEN

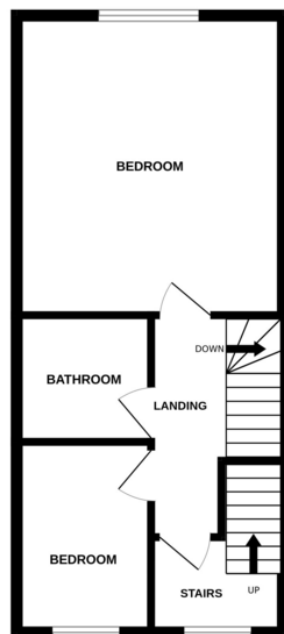
Patio area, mainly laid to lawn, enclosed by timber panel fencing, timber shed, gated access to front.



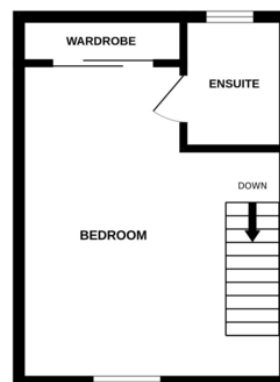
GROUND FLOOR
400 sq.ft. (37.1 sq.m.) approx.



1ST FLOOR
400 sq.ft. (37.1 sq.m.) approx.



2ND FLOOR
236 sq.ft. (21.9 sq.m.) approx.



TOTAL FLOOR AREA : 1035 sq.ft. (96.2 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 D

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	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