



**Kennedy
& Foster**

9 Rutherford Way

Biggleswade

SG18 8GA

Guide Price £335,000

- TWO DOUBLE BEDROOMS
- SEMI DETACHED HOME
- OPEN PLAN LIVING
- WELL PRESENTED THROUGHTOUT
- CLOAKROOM
- ENSUITE
- UTILITY CUPBOARD
- POPULAR KINGS REACH DEVELOPMENT



A well presented and sunny two bedroom semi detached home located on the popular Kings Reach Development. The Property benefits from a cloakroom, ensuite and utility cupboard. An internal viewing is recommended to appreciate this beautiful home.

COMPOSITE FRONT DOOR INTO:

ENTRANCE HALL

Tiled floor, wall mounted radiator, built in utility cupboard with work surfaces, wall mounted boiler and space for washing machine. Panelled doors to:

CLOAKROOM

uPVC double glazed frosted windows to front and side aspects, wall mounted radiator, close coupled W.C, pedestal mounted wash hand basin, tiled splash back, tiled floor.

OPEN PLAN KITCHEN/LIVING ROOM

21' 5" x 13' 2" (6.53m x 4.01m) Stairs rising to first floor accommodation, uPVC double glazed window to side aspect, uPVC doors and windows to garden, tiled floor to kitchen area, wood laminate floor to living room, wall mounted radiator. Range of fitted eye level and base units with work surfaces over, 1 1/2 sink and drainer unit, built in oven with gas hob and extractor over, tiled splash back, integrated fridge/freezer and dishwasher, feature brick wall to lounge

FIRST FLOOR ACCOMMODATION

LANDING

Access to loft space, spotlights to ceiling, wall mounted radiator. Panelled doors to:

BEDROOM ONE

10' 3" x 9' 8" (3.12m x 2.95m) uPVC double glazed window to rear aspect, wall mounted radiator. Panelled door to:

ENSUITE

Walk in shower unit, close coupled W.C, pedestal mounted wash hand basin, tiled splash back, wall mounted heated towel rail, tiled floor.

BEDROOM TWO

9' 7" x 8' 2" (2.92m x 2.49m) uPVC double glazed window to front aspect, built in double wardrobe, wall mounted radiator, spotlights to ceiling.

BATHROOM

uPVC double glazed frosted window to side aspect, panelled bath with waterfall tap and shower attachment over, shower screen, close coupled W.C, pedestal mounted wash hand basin, tiled splash back, tiled floor, heated towel rail.

OUTSIDE REAR

Step out onto decking area with step down to lawn, path leading to gated rear access, space for shed, stone borders with plants and shrubs.

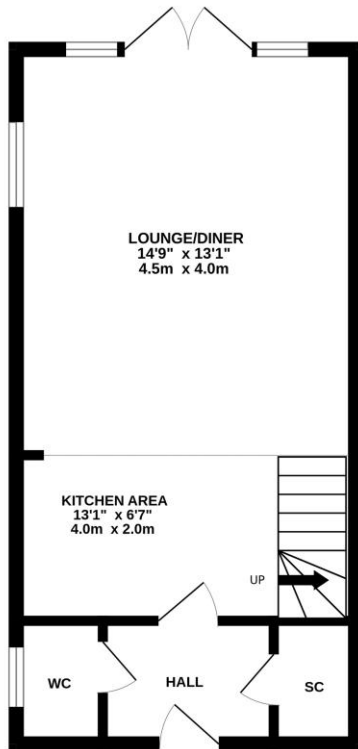
FRONT

Mainly bark chippings with ornamental trees and shrubs, path to front door.

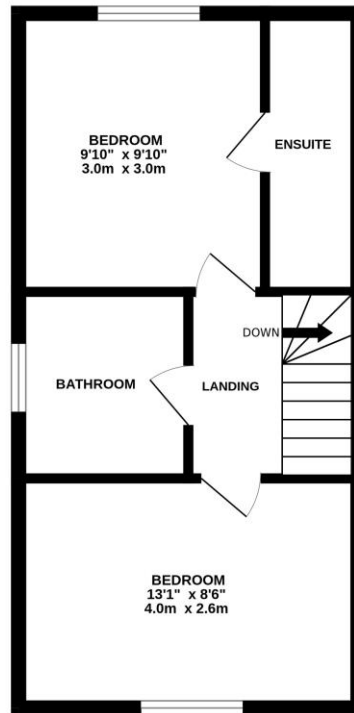
ALLOCATED PARKING FOR ONE VEHICLE WITH VISITOR PARKING AVAILBLE



GROUND FLOOR
354 sq.ft. (32.9 sq.m.) approx.



1ST FLOOR
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 708 sq.ft. (65.7 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

TENURE

Freehold

LOCAL AUTHORITY

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 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