



**Kennedy
& Foster**

8 Auckland Road
Biggleswade
SG18 0DR
£420,000

- EXTENDED THREE BEDROOM SEMI DETACHED
- REFITTED KITCHEN
- SEPARATE RECEPTION ROOMS
- PLAYROOM/STUDY AREA

- CLOAKROOM
- REFITTED FOUR PIECE BATHROOM
- LANDSCAPED GARDEN
- DRIVEWAY FOR 2 CARS



An extended and well presented three bedroom semi detached home that has been much improved by the current owner. The property is well located for the town centre and train station and benefits from a refitted kitchen and 4 piece bathroom, separate reception rooms additional study area/playroom, cloakroom and an attractive garden and driveway. Contact us to arrange your viewing.

DOUBLE GLAZED LEADED LIGHT FRONT DOOR INTO:

PORCH

Coving to ceiling, dado rail, uPVC double glazed leaded light window to front aspect, built in utility cupboard with space for washing machine. Glazed door into:

HALLWAY

Coving to ceiling, wall mounted radiator, Parquet floor, dog legged stair case rising to first floor with built in cupboard under. Panelled door to lounge. Doorway to dining room.

LOUNGE

15' 1" x 11' 0" (4.6m x 3.35m) Two uPVC double glazed leaded light window to front aspect with shutters, coving to ceiling, wall light points, chimney breast with recess display shelf and wooden mantle, wall mounted radiator.

DINING ROOM

11' 0" x 10' 5" (3.35m x 3.18m) Coving to ceiling, Parquet floor, cast iron fireplace (currently not in use) wall mounted radiator, archway to playroom/study area. Doorway to kitchen.

STUDY AREA/PLAYROOM

8' 10" x 6' 10" (2.69m x 2.08m) Coving to ceiling, Parquet floor, uPVC double glazed doors to garden.

KITCHEN

15' 0" x 11' 0" (4.57m x 3.35m) uPVC double glazed leaded light windows to rear and side aspect, range of eye level and base units with Quartz work surfaces over and upstand, sink bowl with drainer in work surface, 6 burner gas hob with extractor over, built in double oven at eye level, space for washing machine, dishwasher and fridge/freezer. Wood laminate floor, coving to ceiling with spotlights. Doorway to:

REAR HALL

Wood laminate floor, uPVC double glazed frosted door to garden. Panelled door to:

CLOAKROOM

uPVC double glazed frosted window to rear aspect, wood laminate floor, close coupled W.C, wash hand basin with cupboard under, wall mounted boiler.

FIRST FLOOR ACCOMMODATION

LARGE LANDING

Access to loft space, coving to ceiling, uPVC double glazed window to front aspect with shutter blind, wall mounted radiator. Panelled doors to:

BEDROOM ONE

15' 0" x 11' 0" (4.57m x 3.35m) Twin uPVC double glazed windows to front aspect with shutter blind, space for wardrobes, wall mounted radiator.

BEDROOM TWO

10' 11" x 9' 4" (3.33m x 2.84m) uPVC double glazed window to rear aspect, coving to ceiling, wall mounted radiator.

BEDROOM THREE

10' 11" x 8' 2" (3.33m x 2.49m) uPVC double glazed window to rear aspect, coving to ceiling, wall mounted radiator.

BATHROOM

7' 9" x 6' 7" (2.36m x 2.01m) uPVC double glazed frosted window to rear aspect, close coupled W.C, wash hand basin with cupboard under, walk in shower unit with hand held attachment and waterfall shower. Bath with shower attachment and waterfall tap, spotlights to ceiling, tiled surround, tiled floor, heated towel rail.

OUTSIDE REAR

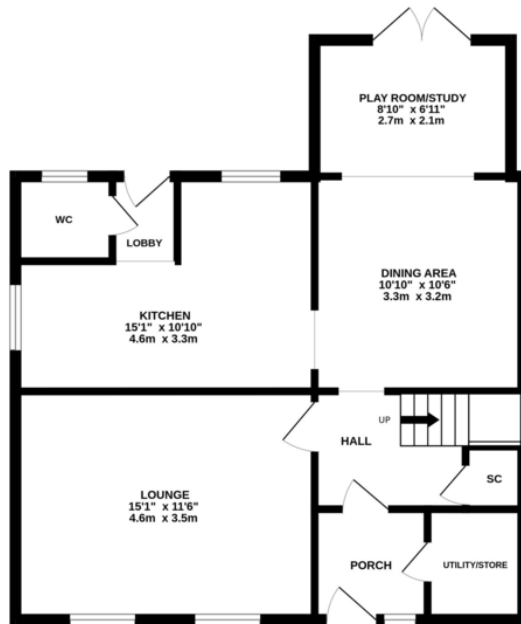
Landscaped garden offering patio, shingled and decking areas, faux lawn, hardstanding for shed, raised brick planters, enclosed by timber panel fencing, gated access to front.

FRONT

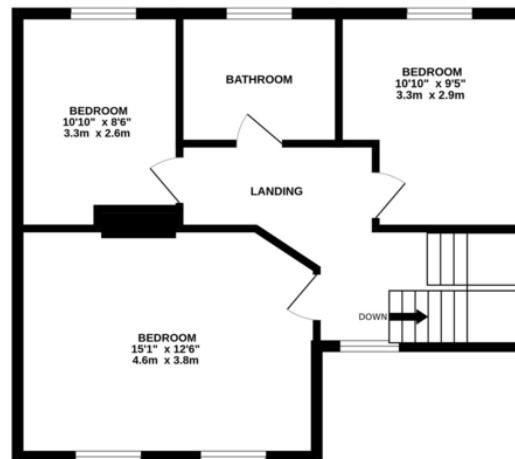
Shingled driveway providing off road parking for 2/3 cars.



GROUND FLOOR
641 sq.ft. (59.5 sq.m.) approx.



1ST FLOOR
509 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA : 1150 sq.ft. (106.8 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 C

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 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