



**Kennedy
& Foster**

17 Banks Road
Biggleswade
SG18 0DY
£535,000

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- FIRST FLOOR BATHROOM AND DOWNSTAIRS WETROOM
- UTILITY
- BEAUTIFUL MATURE LARGE GARDEN
- HOME OFFICE/STUDIO
- VEHICLE ACCESS AND PARKING TO REAR
- DRIVEWAY TO FRONT WITH PARKING FOR THREE VEHICLES



Originally built by the Albone family in the 1950s, this detached family home offers versatile living accommodation as well as a beautiful mature garden. Upstairs the property offers three well proportioned bedrooms and a refitted bathroom, downstairs you will find separate reception rooms, a utility, wet room and a fourth bedroom. In the garden there is a home office, additional sheds and further off road parking to the rear. Please note there is planning permission to extend the property, please contact us for further details.

GLAZED FRONT DOOR INTO:

ENTRANCE HALL

Glazed frosted panels to front aspect, exposed wood floor boards, wall mounted radiator, stairs rising to first floor accommodation with built in cupboard under. Doors to kitchen and lounge.

LOUNGE

15' 0" excluding bay x 12' 11" (4.57m x 3.94m) Double glazed bay window to front aspect, exposed wood floor boards, two double glazed window to side aspect, wall mounted radiator, coal effect gas fire with surround and tiled hearth, coving to ceiling, twin doors to:

DINING ROOM

10' 10" x 9' 11" (3.3m x 3.02m) Double glazed window and door to patio, exposed wood floor boards, wall mounted radiator, coving to ceiling. Doors to:

KITCHEN

10' 9" x 9' 9" (3.28m x 2.97m) Double glazed widow to rear aspect, range of fitted eye level and base units with work surfaces over, ceramic 1 1/2 bowl sink and drainer unit, tiled splash back, tiled floor, integrated dishwasher, space for cooker, wall mounted radiator, built in cupboard under stairs. Door to:

UTILIY

11' 4" x 5' 1" (3.45m x 1.55m) Work surface with space for washing machine and dryer, recess for fridge/freezer, underfloor heating, uPVC double glazed frosted door to garden. Doors to:

BEDROOM FOUR

13' 9" x 11' 4" (4.19m x 3.45m) uPVC double glazed window and door to front, sofa bed, wall mounted radiator, spotlights to ceiling.

WETROOM

7' 7" x 5' 7" (2.31m x 1.7m) Frosted double glazed window to rear aspect, close coupled W.C, pedestal mounted wash hand basin, Mira shower, tiled surround, underfloor heating.

FIRST FLOOR LANDING

Frosted double glazed window to side aspect, coving to ceiling, access to a boarded attic with ladder and light, exposed wood floor. Doors to:

BEDROOM ONE

15' 5" x 9' 6" (4.7m x 2.9m) Double glazed window to front aspect, wall mounted radiator, coving to ceiling, wall mounted radiator, exposed wood floor boards, built in double wardrobe.

BEDROOM TWO

10' 9" x 10' 8" (3.28m x 3.25m) Double glazed window to front aspect, wall mounted radiator, coving to ceiling, exposed wood floorboards.

BEDROOM THREE

10' 8" x 9' 12" (3.25m x 3.05m) Double glazed window to front aspect, wall mounted radiator, coving to ceiling, exposed wood floorboards, built in cupboard with hanging rail.

BATHROOM

Double glazed window to rear aspect, tiled bath with shower over and screen, fitted unit with stone work surface incorporating wash hand basin and W.C, tiled surround, tiled floor, wall mounted heated towel rail, built in cupboard with linen shelving, spotlights to ceiling.

OUTSIDE REAR

Attractive mature garden with paved and shingled areas, mainly laid to lawn, brick built sand pit, extensive range of plants, shrubs and trees, walk under the trellis arbour to lawn area, leading to rear of garden, gated access to rear. Ability to turn this area into further off road parking for 2-3 vehicles and to erect a carport.

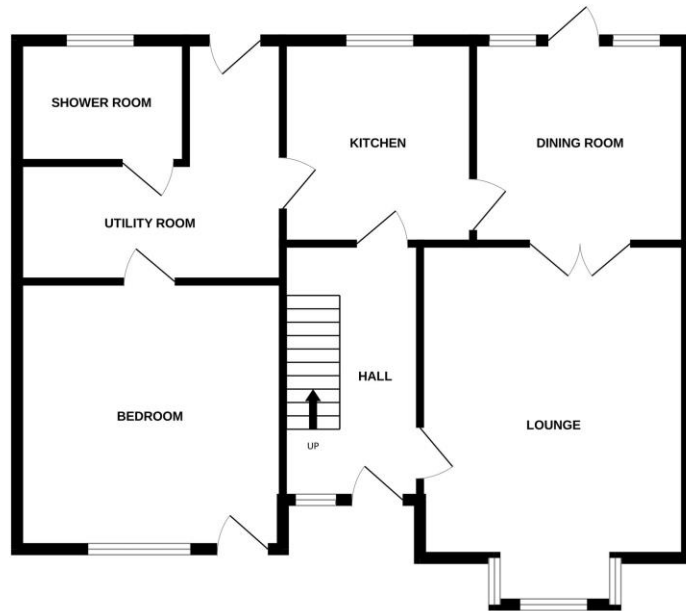
Timber Shed: (9' 8" x 9' 8") With power and light.
Studio: (10' 8" x 10' 9") Power and light, twin glazed doors with windows to one side, currently used as gym/home office.

FRONT

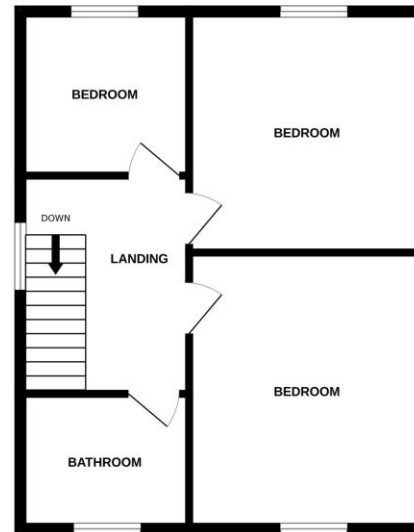
Block paved driveway providing off road parking for 2-3 vehicles.



GROUND FLOOR



1ST FLOOR



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		
81-91	B		
69-80	C	69 C	79 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