



**Kennedy
& Foster**

49 Walker Mead
Biggleswade
SG18 8GW
£369,950

- THREE BEDROOM TERRACE HOUSE
- KITCHEN/DINER
- WOOD BURNING STOVE TO LOUNGE
- TWO ENSUITES
- BATHROOM AND DOWNSTAIRS WC
- WELL PRESENTED THROUGHOUT
- POPULAR KINGS REACH DEVELOPMENT
- GARAGE AND PARKING



An attractive three bedroom home located on the popular Kings Reach Development. The property is well presented throughout and benefits from a wood burning stove in the lounge, two ensuites and a family bathroom, garage and driveway. Internal viewing is recommended to avoid disappointment.

DOUBLE GLAZED COMPOSITE FRONT DOOR INTO:

HALLWAY

Wall mounted radiator, luxury vinyl wood effect floor, stairs rising to first floor accommodation. Doors to:

CLOAKROOM

W.C, pedestal mounted wash hand basin, wall mounted radiator, luxury vinyl wood effect floor.

KITCHEN/DINER

15' 0" x 7' 11" (4.57m x 2.41m) uPVC double glazed sash window to front aspect, luxury vinyl wood effect floor, wall mounted radiator, spotlights to ceiling. Range of eye level and base units with wood effect work surfaces over, metro style splash back, built in oven and gas hob with extractor over, integrated fridge, freezer, and dishwasher. Stainless steel 1 1/2 bowl sink and drainer unit, space for washing machine.

LOUNGE

14' 10" x 11' 0" excluding door recess (4.52m x 3.35m) uPVC double glazed window and doors to garden. Panelling to one wall, wall mounted radiator, solid oak floor.

FIRST FLOOR LANDING

Stairs to second floor accommodation, built in cupboard housing hot water cylinder. Doors to:

BEDROOM TWO

12' 6" to wardrobes x 9' 11" (3.81m x 3.02m) Two uPVC double glazed windows to rear aspect, two built in wardrobes with mirrored doors, wall mounted radiator, panelling to one wall. Door to:

ENSUITE

W.C, wall mounted wash hand basin, display shelf with panelling and heated demister mirror with back light and bluetooth, tiled splash back, walk in shower unit, wall mounted heated towel rail, Spotlights to ceiling.

BEDROOM THREE

10' 3" x 7' 5" (3.12m x 2.26m) uPVC double glazed windows to front aspect, wall mounted radiator.

BATHROOM

uPVC double glazed window to front aspect, close coupled W.C, wall mounted wash hand basin, panelled bath with shower attachment, tiled splash back, heated towel rail, tiled floor, spotlights to ceiling.

SECOND FLOOR

BEDROOM ONE

12' 5" x 10' 10" plus dressing area 7' 4" (3.78m x 3.3m) uPVC double glazed sash windows to front aspect, double glazed Velux window to rear, built in cupboard housing boiler, wall mounted radiator, access to loft space. Door to.

ENSUITE

Double glazed Velux window to rear aspect, W.C, wall mounted wash hand basin, walk in shower, tiled splash back, display shelf, wall mounted radiator, spotlights to ceiling.

OUTSIDE REAR

Patio area with garden mainly laid to lawn, space for timber shed, enclosed by timber panel fencing, gated access leading to:

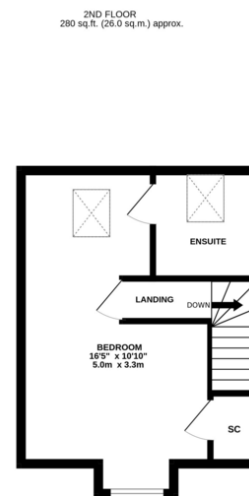
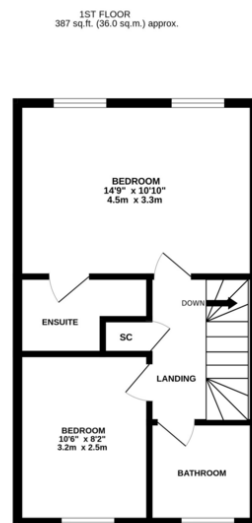
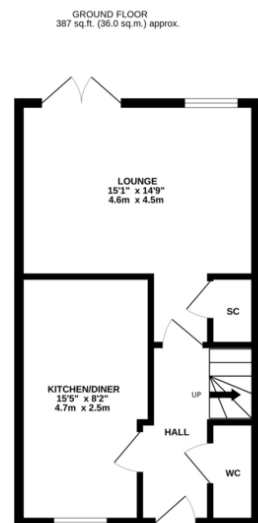
GARAGE

Up and over door with parking in front for one car.

FRONT GARDEN

Small garden with shrubs and shingled slate, path to front door.





TOTAL FLOOR AREA: 1055 sq.ft. (98.0 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		96 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

OFFICE

2 Market House
Market Square
Biggleswade
Bedfordshire SG18 8AQ

T: 01767 601122

E: sales@kennedyfoster.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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