



**Kennedy
& Foster**

30 The Woodlands
Broom
SG18 9NH

Guide Price £750,000

- SUBSTANTIAL DETACHED 5/6 BEDROOM PROPERTY
- VILLAGE LOCATION
- THREE RECEPTION ROOMS
- BEDROOM 6 / STUDY
- CONSERVATORY
- CUL DE SAC LOCATION
- TWO BATHROOMS AND DOWNSTAIRS SHOWER ROOM
- PARKING FOR 6/7 CARS



Situated in a sought after cul de sac location, this substantial well presented 5/6 bedroom property with annex potential. This detached family property comprises of: Entrance hall, cloakroom, garden room, lounge, dining room, conservatory, kitchen, utility room, 5/6 bedrooms, shower room, family bathroom and has the added benefit of a in and out driveway with parking for approx. 6/7 cars. Contact Kennedy & Foster the Sole Agents to arrange your viewing.

FRONT DOOR WITH DECORATIVE GLASS INTO:

ENTRANCE HALL

Dado rail, coving to ceiling, vinyl tiled flooring, stairs to first floor with storage cupboards under. Doors to:

SMALL GARAGE/STORAGE AREA

9' 4" x 8' 10" (2.84m x 2.69m) Consumer unit, power and light.

CLOAKROOM

Close coupled W.C, wash hand basin with cupboard under, radiator, wall tiling to half height, loft hatch.

FAMILY ROOM

18' 09" x 9' 01" (5.72m x 2.77m) Radiator, sky light, uPVC double glazed sliding doors to rear garden.

Kitchen Area (5' 03" x 4' 11") - Wall, base and drawer units with work surfaces over, stainless steel single drainer sink unit with mixer tap, space for fridge.

LOUNGE

17' 11" x 11' 10" (5.46m x 3.61m) uPVC double glazed window to front, coving to ceiling, two radiators, double doors from entrance hall.

DINING ROOM

10' 04" x 9' 11" (3.15m x 3.02m) Coving to ceiling, radiator, double doors to entrance hall, bifolding doors into:

CONSERVATORY

19' 02" x 8' 06" (5.84m x 2.59m) Tiled floor, wall mounted electric fire, uPVC double glazed French doors to rear garden, wall lights.

KITCHEN

12' 08" x 10' 02" (3.86m x 3.1m) Wall, base and drawer units with work surfaces over, 1 1/2 bowl sink unit with mixer tap, space for fridge/freezer, space for range style cooker, tiled floor, coving to ceiling, serving hatch, bi folding windows opening into conservatory. Door to:

UTILITY ROOM

7' 10" x 7' 4" (2.39m x 2.24m) Cupboards, stainless steel single drainer sink unit with mixer tap, space for washing machine, dishwasher, tumble dryer, door to side, floor mounted boiler, uPVC double glazed window to rear.

INNER HALL

Dado rail, coving to ceiling. Doors to:

BEDROOM SIX/STUDY

11' 10" x 10' 01" (3.61m x 3.07m) Dado rail, uPVC double glazed window to front, coving to ceiling.

SHOWER ROOM

8' 00" x 7' 11" (2.44m x 2.41m) Wash hand basin with cupboard under, close coupled W.C, walk in shower with electric shower over, radiator, uPVC double glazed window to side, large storage cupboard, wall cupboard with shaver point.

FIRST FLOOR LANDING

Loft hatch partially boarded with power and light. Dado rail, coving to ceiling. Doors to:

MASTER BEDROOM

17' 11" x 10' 01" (5.46m x 3.07m) Radiator, uPVC double glazed window to front, shelved cupboard, coving to ceiling. Door to:

ENSUITE

Double ended bath with electric shower over, low level W.C, pedestal basin, laminate floor, heated towel rail, uPVC double glazed frosted window, airing cupboard.

BEDROOM TWO

11' 10" x 10' 01" (3.61m x 3.07m) uPVC double glazed window to front, radiator, coving to ceiling.

BEDROOM THREE

11' 10" x 10' 04" (3.61m x 3.15m) uPVC double glazed window to rear, radiator, coving to ceiling.

BEDROOM FOUR

10' 03" x 9' 10" (3.12m x 3m) Radiator, uPVC double glazed window to rear, coving to ceiling.

BEDROOM FIVE

10' 02" x 7' 07" (3.1m x 2.31m) Radiator, uPVC double glazed window to rear.

BATHROOM

Bath with mixer tap and electric shower, pedestal basin, low level W.C, heated towel rail, uPVC double glazed frosted window to side.

OUTSIDE

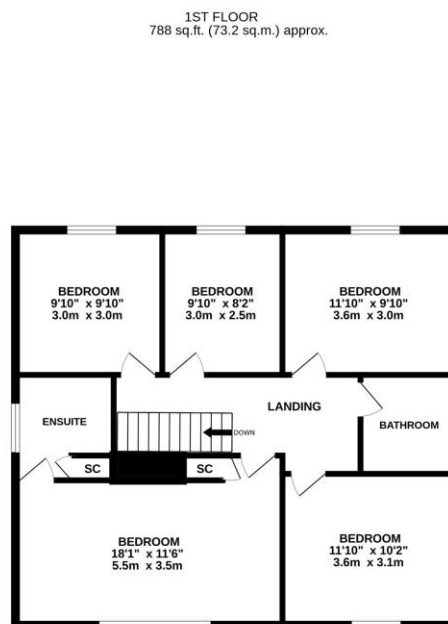
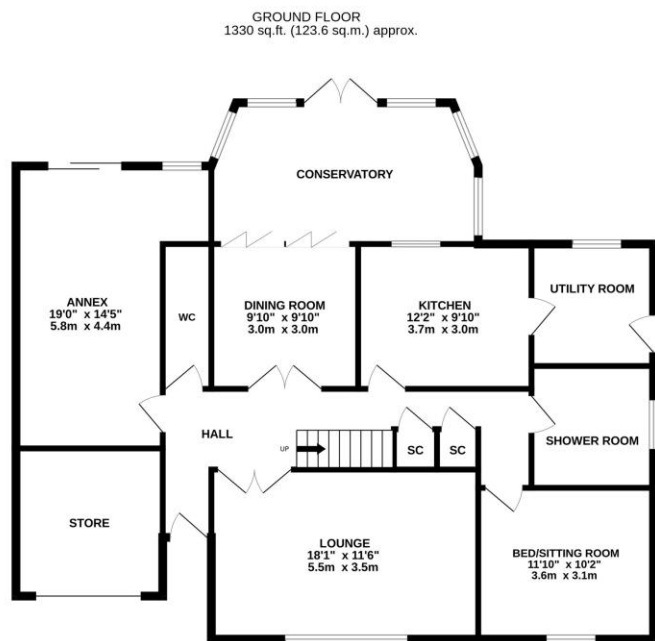
FRONT GARDEN

Carriage block paved driveway and parking for 6/7 cars, circular lawn, shrubs, trees, security lights gated access to rear, double electric point.

REAR GARDEN

Decking, paved patio areas, laid to lawn, shed, outside tap, oil tank, flowers and shrubs, double electric point, gated access to front backing onto fields, security lights.





TOTAL FLOOR AREA : 2118 sq.ft. (196.8 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 F

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	58 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