



**Kennedy  
& Foster**

12 Tavener Drive

Biggleswade

SG18 8GZ

**£430,000**

- FOUR BEDROOM TOWN HOUSE
- KITCHEN/BREAKFAST ROOM
- WELL PRESENTED THROUGHOUT
- ATTRACTIVE REAR GARDEN

- DOUBLE GLAZING AND GAS RADIATOR HEATING
- ENSUITE AND CLOAKROOM
- POPULAR KINGS REACH DEVELOPMENT
- CARPORT AND GARAGE





A four bedroom town on the popular King Reach Development. The property benefits from a 17ft kitchen/diner, four double bedrooms, ensuite, attractive rear garden, garage and carport. Contact Kennedy & Foster to arrange your viewing.

#### **FROSTED DOUBLE GLAZED FRONT DOOR INTO:**

#### **HALLWAY**

Stairs rising to first floor accommodation, wall mounted radiator, LVT flooring, doors to kitchen, WC and lounge.

#### **CLOAKROOM**

Double glazed frosted sash window to front aspect, close coupled W.C, pedestal mounted wash hand basin, tiled splash back, LVT floor, wall mounted radiator.

#### **KITCHEN/DINER**

17' 4" x 6' 5" (5.28m x 1.96m) uPVC double glazed sash window to front aspect, range of fitted eye level and base units with Silestone work surfaces over, integrated fridge, freezer, washing machine and dish washer. Induction hob with chimney style extractor over, built in double oven at eye level, LVT floor, tiled splash back, spotlights to ceiling, wall mounted radiator, 1 1/2 bowl sink and drainer in work surface.

#### **LOUNGE**

13' 7" x 10' 7" (4.14m x 3.23m) uPVC double glazed doors and window to rear, built in cupboard under stairs, LVT floor, coving to ceiling with spotlights, wall mounted radiator.

#### **FIRST FLOOR LANDING**

Stairs rising to second floor accommodation, coving to ceiling. Doors to:

#### **BEDROOM ONE**

12' 7" x 8' 9" 17' 9" max (3.84m x 2.67m) uPVC double glazed sash window to front aspect, uPVC double glazed window to rear, coving to ceiling with spotlights, twin built in wardrobes, wall mounted radiator. Door to:

#### **ENSUITE**

uPVC double glazed frosted window to rear aspect, close coupled WC, pedestal mounted hand wash basin, walk in shower, tiled splash back, tiled floor, heated towel rail, spotlights to ceiling.

### BEDROOM THREE

13' 7" x 7' 5" max 9' 1" (4.14m x 2.26m) Twin uPVC double glazed sash windows to front aspect, coving to ceiling, panelling to one wall, wall mounted radiator.

### BEDROOM FOUR

10' 6" x 7' 3" (3.2m x 2.21m) uPVC double glazed window to rear, coving to ceiling, wall mounted radiator.

### BATHROOM

Panelled bath with shower over and screen, pedestal mounted wash hand basin, close coupled W.C, heated towel rail, tiled splash, spotlights to ceiling.

### SECOND FLOOR LANDING

Coving to ceiling. Door to:

### BEDROOM TWO

21' 4" x 9' 10" (6.5m x 3m) uPVC double glazed sash window to front aspect, double glazed velux window to rear, two wall mounted radiator, built in wardrobe, built in cupboard housing hot water cylinder and boiler. Access to loft space.

### OUTSIDE

#### FRONT GARDEN

Mainly shrubs and plants with path to front door.

#### GARAGE

Up and over door, power and light, courtesy door to garden.

### CARPORT

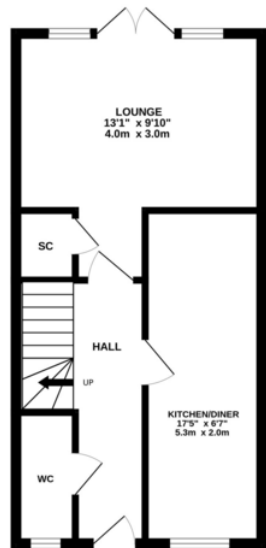
Providing off road parking for two cars with EV charge 7.7kw

### REAR GARDEN

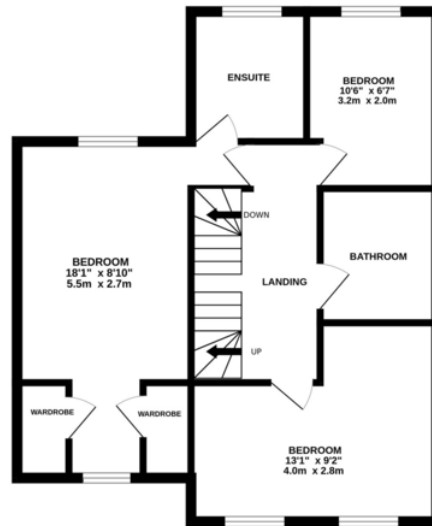
Patio areas with garden mainly laid to lawn and enclosed by timber panel fencing, gated access to driveway, courtesy door to garage.



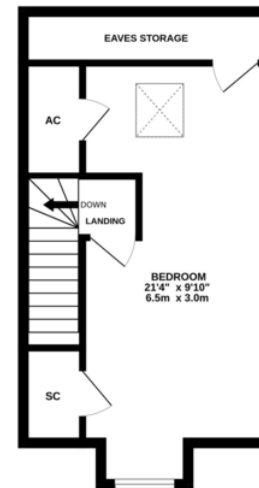
GROUND FLOOR  
385 sq.ft. (35.7 sq.m.) approx.



1ST FLOOR  
564 sq.ft. (52.4 sq.m.) approx.



2ND FLOOR  
336 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA: 1285 sq.ft. (119.4 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		92 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## OFFICE

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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