



**Kennedy  
& Foster**

7 Beech Avenue

Biggleswade

SG18 0EG

**£575,000**

- EXTENDED FOUR BEDROOM DETACHED HOME
- REFITTED 28FT KITCHEN
- CONSERVATORY
- TWO RECEPTION ROOMS
- ENSUITE AND REFITTED BATHROOM
- POPULAR FAIRFIELD DEVELOPMENT
- LARGE ATTRACTIVE WEST FACING GARDEN
- OFF ROAD PARKING FOR SEVERAL VEHICLES





We are pleased to offer for sale this four bedroom family home occupying an attractive plot with a large west facing garden and ample off road parking. Extended and improved by the current owners, the property benefits from 28ft refitted kitchen, conservatory, separate reception rooms, en suite and refitted bathroom. Internal viewing is advised to appreciate this wonderful home.

#### **DOUBLE GLAZED COMPOSITE DOOR INTO:**

#### **ENTRANCE HALL**

Wall mounted radiator, coving to ceiling, tiled floor, stairs rising to first floor, frosted uPVC double glazed window to front aspect, glazed panel panel door to lounge. Panelled doors to:

#### **CLOAKROOM**

uPVC double glazed frosted window to front aspect, close coupled WC, wall mounted radiator, tiled floor.

#### **SNUG/FAMILY ROOM**

18' 9" x 7' 8" (5.72m x 2.34m) uPVC double glazed window to front aspect, wall mounted radiator, coving to ceiling.

#### **KITCHEN/BREAKFAST ROOM**

28' 0" x 8' 8" (8.53m x 2.64m) uPVC double glazed window to front and rear aspect, refitted kitchen comprising of a range of shaker style eye level and base units with quartz work surfaces over and upstand, tiled splash back, 1 1/2 bowl sink and drainer in work surface. Integrated dishwasher and wine cooler, space for washing machine and fridge/freezer. Space for Rangemaster oven with stainless steel and extractor over. Wood laminate floor, coving to ceiling with recess spotlights, wall mounted radiator, glazed panel door to lounge. Wall through to:

#### **CONSERVATORY**

18' 9" x 9' 11" (5.72m x 3.02m) (Currently used as a dining room) Tiled floor with underfloor heating, uPVC double glazed window to four aspects with fitted venetian blinds, uPVC double glazed door to side garden area, twin uPVC double glazed doors to main garden.

#### **LOUNGE**

19' 1" x 11' 5" (5.82m x 3.48m) Built in cupboard under stairs, uPVC double glazed doors to garden, wall mounted radiator, coving to ceiling, glazed panelled door to hallway.

#### **FIRST FLOOR LANDING**

Access to loft space (part boarded). Panelled doors to:

### BEDROOM ONE

12' 4" x 8' 3" (3.76m x 2.51m) uPVC double glazed window, wall mounted radiator, coving to ceiling, fitted wardrobe to one wall. Panelled door to:

### EN SUITE

7' 8" x 5' 5" min (2.34m x 1.65m) uPVC double glazed frosted window to front aspect, close coupled WC, walk in shower unit, ceramic sink with fitted cupboard under with demister mirror over, tiled splash back, wall mounted radiator, vinyl tiled floor.

### BEDROOM TWO

10' 2" x 8' 9" (3.1m x 2.67m) uPVC double glazed window to rear aspect, coving to ceiling, wall mounted radiator.

### BEDROOM THREE

10' 1" x 8' 9" (3.07m x 2.67m) uPVC double glazed window to rear aspect, coving to ceiling, wall mounted radiator.

### BEDROOM FOUR

9' 11" x 7' 8" (3.02m x 2.34m) Frosted double glazed window to side, uPVC double glazed window to rear aspect, wall mounted radiator, access to second loft space.

### BATHROOM

uPVC double glazed frosted window to rear aspect, close coupled WC, wall mounted wash hand basin with fitted drawers under, demister over with bluetooth shower with mixer tap, shower screen and Aqualisa remote control wall panel, spotlights to ceiling, built in cupboard housing hot water cylinder and linen shelving.

### OUTSIDE

#### REAR GARDEN

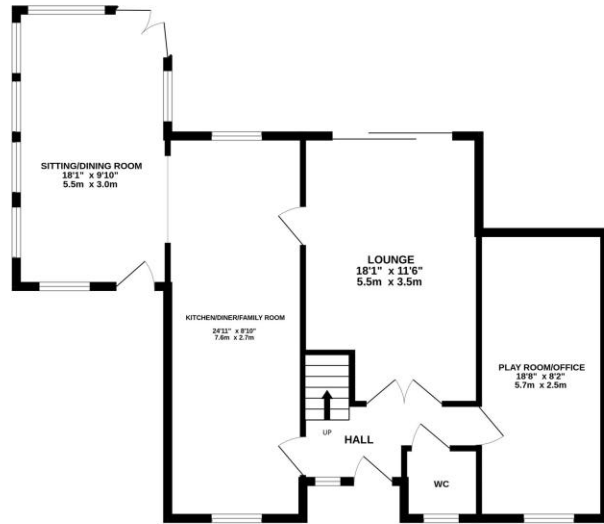
Beautiful west facing garden, mainly laid to lawn with variety of trees, plants and shrubs, enclosed by timber panel fencing, patio area with awning, timber shed with window, further patio area with space for table and chairs. Walk down the side of the property to second garden area which is mainly laid to lawn with paved paths, hard standing for shed, outside tap and gated access to front.

#### FRONT

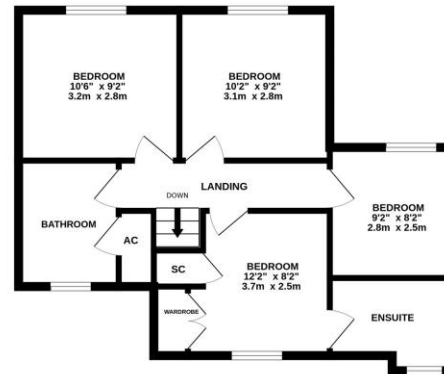
Shingled driveway providing off road parking for several vehicle, landscaped garden with trees and shrubs.



GROUND FLOOR  
821 sq.ft. (76.3 sq.m.) approx.



1ST FLOOR  
536 sq.ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA: 1357 sq.ft. (126.1 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		
81-91	B		
69-80	C		78 C
55-68	D	65 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