



**Kennedy
& Foster**

9 Finzi Grove
Biggleswade
SG18 8UE
£367,500

- DETACHED HOME
- THREE BEDROOMS
- POPULAR KINGS REACH DEVELOPMENT
- KITCHEN WITH FITTED APPLIANCES
- CLOAKROOM
- REFITTED SHOWER ROOM
- GARAGE AND DRIVEWAY
- LARGE REAR GARDEN



Situated on the desirable Kings Reach development this 3 bedroom modern detached property with the benefit of Kitchen with integrated appliances, downstairs cloakroom, refitted shower room, garage and driveway. Contact K & F to arrange your viewing.

FROSTED DOUBLE GLAZED COMPOSITE FRONT DOOR INTO:

HALLWAY

Stairs to first floor aspect, panelling to dado, wall mounted radiator, tiled floor, panelled doors to:

CLAOKROOM

Frosted double glazed window to side aspect, wall mounted drawer unit with wash hand basin, Victorian style radiator, enclosed WC, tiled splash back, tiled floor.

KITCHEN/BREAKFAST ROOM

11' 1" x 7' 4" (3.38m x 2.24m) Range of fitted eye level and base units with work surfaces, metro style tiled splash back, built in oven and gas hob with chimney style extractor over, integrated dish washer, washing machine and fridge/freezer, tiled floor, spotlights to ceiling, uPVC double glazed window to front aspect.

LOUNGE

14' 4" x 14' 2" (4.37m x 4.32m) Built in cupboard, wood laminate floor, panelling to two walls, wall mounted radiator, uPVC double glazed window and doors to garden.

FIRST FLOOR LANDING

Panelling to one wall, access to loft space with ladder. Panelled doors to:

BEDROOM ONE

13' 10" x 7' 9" (4.22m x 2.36m) uPVC double glazed window to rear aspect, wall mounted radiator.

BEDROOM TWO

11' 9" x 7' 10" (3.58m x 2.39m) uPVC double glazed window to front aspect, wall mounted radiator.

BEDROOM THREE

9' 1" x 6' 3" (2.77m x 1.91m) uPVC double glazed window to rear aspect, wall mounted radiator.

BATHROOM

uPVC double glazed frosted window to front aspect, vanity unit with WC and wash hand basin, walk in double shower unit with waterfall shower and hand held attachment, tiled floor, wall mounted radiator.

OUTSIDE

FRONT

Block paved front garden.

GARAGE

Up and over, courtesy door to garden.

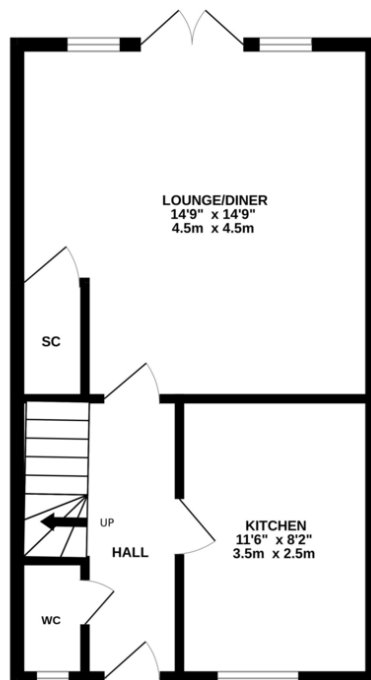
BLOCK PAVED DRIVEWAY FOR TWO CARS

REAR GARDEN

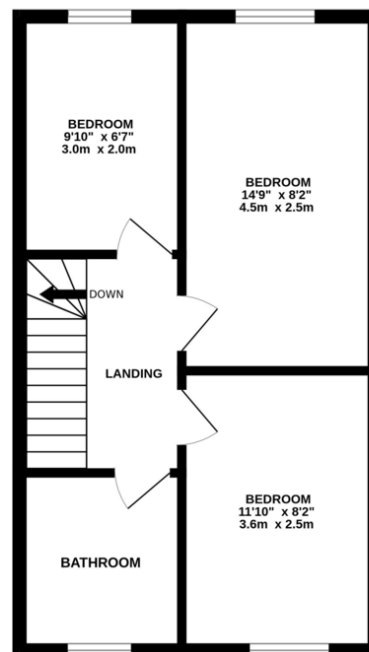
Patio area, mainly laid to lawn, courtesy door to garage, decking providing alfresco dining area.



GROUND FLOOR
390 sq.ft. (36.3 sq.m.) approx.



1ST FLOOR
390 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA: 781 sq.ft. (72.5 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		86 B
69-80	C		
55-68	D		
39-54	E	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 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