



**Kennedy  
& Foster**

3 Bunyan Road

Biggleswade

SG18 8QQ

**Guide Price £675,000**

- IDEALLY LOCATED FOR TRAIN STATION AND TOWN CENTRE
- EXTENDED DETACHED RESIDENCE
- OPEN PLAN KITCHEN/ FAMILY ROOM, SEPARATE LOUNGE, DINING ROOM AND STUDY
- UTILITY AND CLOAKROOM
- FOUR BEDROOM, EN SUITE AND BATHROOM ON FIRST FLOOR
- TWO BEDROOMS AND EN SUITE ON SECOND FLOOR
- GARAGE AND DRIVEWAY
- GARDENS



Conveniently located for the train station and town centre, this EXTENDED AND MUCH IMPROVED DETACHED RESIDENCE offering adaptable family accommodation on three levels. Offering versatility the accommodation that consist of: Entrance lobby, cloakroom, hallway, study, front to back lounge, dining room opening onto this beautiful kitchen with Island and family area with a utility room off. On the first floor are 4 bedrooms, en suite and family bathroom and on the 2nd floor are two bedrooms, en suite an ideal area for a guest suite as well. To compliment the property is a driveway and garage. An internal viewing comes highly recommended by K & F the sole agents.

#### **FRONT DOOR INTO:**

#### **ENTRANCE LOBBY**

Karndean floor, radiator, double glazed window, coving to ceiling.

#### **CLAOKROOM**

Low level WC, wash hand basin, radiator, double glazed window to front, loft hatch, coving to ceiling, Karndean floor.

#### **HALLWAY**

Coving to ceiling, Karndean floor, stairs rising to first floor, built in cupboard under stairs, panelled twin doors to dining room. Panelled doors to:

#### **STUDY**

8' 5" x 7' 6" (2.57m x 2.29m) Coving to ceiling, radiator, double glazed window to side, fitted shelving, consumer unit.

#### **LOUNGE**

18' 9" excluding bay x 11' 5" (5.72m x 3.48m) Open fire place with marble effect hearth, double glazed window to front and rear, coving to ceiling, two radiators.

#### **DINING ROOM**

17' 9" x 9' 10" (5.41m x 3m) Karndean flooring, coving to ceiling, radiator. Opening to:

#### **A BEAUTIFUL KITCHEN/FAMILY ROOM**

20' 0" x 13' 1" (6.1m x 3.99m) Wall, base and drawer units with quartz work surface over. Under cupboard lighting, built in double Neff fridge, Neff double freezer and Neff dishwasher, rangemaster cooker with warming tray, 7 ring hob, two oven grills, wine cooler, butler sink. with Quooker hot tap. Island with drawers under and breakfast bar, Karndean flooring, double glazed window and French doors to rear garden, double glazed window to rear. Door to:

#### **UTILITY ROOM**

Loft hatch, coving to ceiling, wall mounted boiler, larder base unit, cupboard, space for tumble dryer and washing machine, stainless steel single drainer sink unit, radiator. Door to outside.

#### **FIRST FLOOR LANDING**

Double glazed window to front, stairs to second floor with storage cupboard under, coving to ceiling. Doors to:

### **BEDROOM**

11' 5" x 10' 6" widens to 12' 09" (3.48m x 3.2m) Wall panelling, coving to ceiling, double glazed window to rear, radiator. Door to:

### **ENSUITE**

Double shower with shower over, low level WC, wash hand basin with cupboard under, heated towel rail, frosted double glazed window to side, coving to ceiling.

### **BEDROOM**

10' 6" x 10' 1" (3.2m x 3.07m) Double glazed window to rear, coving to ceiling, shelving, radiator.

### **BEDROOM**

11' 5" x 7' 11" (3.48m x 2.41m) Double glazed window to front, coving to ceiling, radiator.

### **BEDROOM/DRESSING ROOM**

7' 2" x 6' 7" (2.18m x 2.01m) Double glazed window to rear, coving to ceiling, radiator.

### **BATHROOM**

Bath with shower over and tiled splash back, low level WC, vanity basin with cupboard under, heated towel rail, uPVC double glazed window to front.

### **SECOND FLOOR LANDING**

Double glazed window to rear. Doors to:

### **BEDROOM**

9' 10" x 9' 2" (3m x 2.79m) Eaves storage, Velux windows, uPVC double glazed window to rear, radiator. Door to:

### **ENSUITE**

Fully tiled shower cubicle with rain water head shower and hand shower attachment, vanity basin with cupboard under and mixer tap, low level WC, Velux window.

### **BEDROOM**

13' 0" x 10' 9" (3.96m x 3.28m) Velux window, uPVC double glazed window to rear, eaves storage, radiator.

### **OUTSIDE**

#### **FRONT GARDEN**

Mainly laid to lawn, gated side access to rear garden.

#### **GARAGE**

15' 01" x 7' 02" (4.6m x 2.18m) Up and over door, loft hatch, personnel door to:

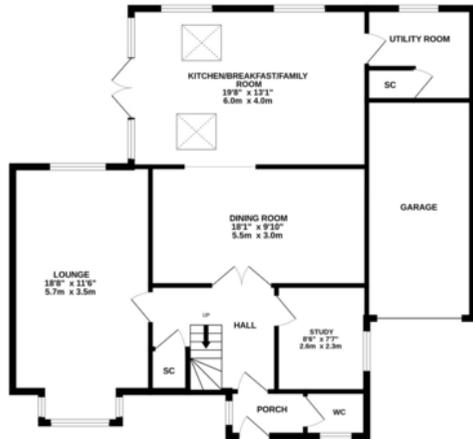
#### **DRIVEWAY LEADING TO GARAGE**

#### **REAR GARDEN**

Outside tap, block paved patio, electric socket, laid to lawn, shrubs, storage shed to side, silver birch tree, gated side access, personal door to garage.



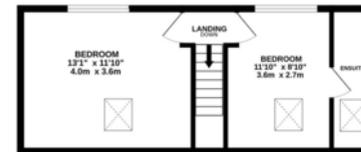
GROUND FLOOR  
1096 sq.ft. (101.9 sq.m.) approx.



1ST FLOOR  
551 sq.ft. (51.2 sq.m.) approx.



2ND FLOOR  
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA: 1997 sq.ft. (185.5 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 E

### TENURE

Freehold

### LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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