



**Kennedy
& Foster**

58 Mead End
Biggleswade
SG18 8JR
£335,000

- THREE BEDROOMS
- TERRACED FAMILY HOME
- REFITTED KITCHEN
- REFITTED BATHROOM
- WELL PRESENTED THROUGHOUT
- POPULAR MEAD END LOCATION
- CLOSE TO TOWN AND TRAIN STATION
- DRIVEWAY AND GARAGE EN BLOC



Early viewing is advised to avoid disappointment on this three bedroom house. Located in the popular Mead End area with good access to the shops and station, the property benefits from a refitted kitchen and shower room, off road parking and garage en bloc.

DOUBLE GLAZED COMPOSITE FRONT DOOR INTO:

ENTRANCE HALL

Wood laminate floor. Glazed door into:

LOUNGE/DINER

23' 6" x 13' 2" (7.16m x 4.01m) Double glazed window to front aspect, two wall mounted radiators, wood laminate floor, coving to ceiling, built in under stairs cupboard, uPVC doors to garden. Doorway to:

KITCHEN

8' 10" x 8' 6" (2.69m x 2.59m) Range of eye level and base units with work surface over, built in oven and hob with chimney style extractor over, stainless steel sink and drainer unit, wall mounted combi boiler, integrated dishwasher, space for fridge/freezer and washing machine, tiled floor, uPVC double glazed window to rear aspect.

FIRST FLOOR LANDING

Access to loft space. Panelled doors to:

BEDROOM ONE

12' 10" x 9' 5" (3.91m x 2.87m) uPVC double glazed window to front aspect, wall mounted radiator, coving to ceiling.

BEDROOM TWO

10' 11" x 9' 5" (3.33m x 2.87m) uPVC double glazed window to rear aspect, wall mounted radiator.

BEDROOM THREE

8' 2" excluding door recess x 6' 1" (2.49m x 1.85m) uPVC double glazed window to front aspect, wall mounted radiator.

SHOWER ROOM

uPVC double glazed frosted window to rear aspect. Walk in shower unit with waterfall shower and hand held attachment over, vanity unit incorporating wash hand basin with waterfall tap, and WC, tiled splash back, wall mounted heated towel rail.

OUTSIDE REAR

Paved patio with faux lawn, shrub and plant border, enclosed by wall and timber panel fencing, gated access to rear, leading to:

GARAGE EN BLOC

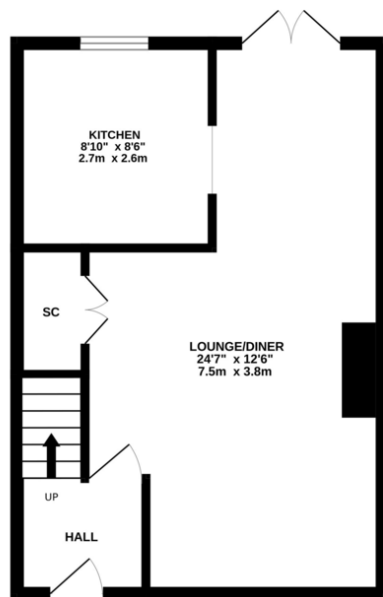
Up and over door.

FRONT

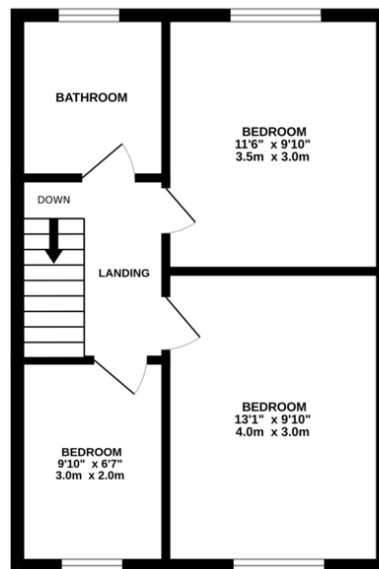
Block paved providing off road parking.



GROUND FLOOR
376 sq.ft. (34.9 sq.m.) approx.



1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA: 757 sq.ft. (70.3 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 C

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	74 C	
55-68	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