



**Kennedy
& Foster**

17 St Margaret Gardens

Biggleswade

SG18 8NU

Guide Price £500,000 - £525,000

- EXTENDED FOUR BEDROOM SEMI DETACHED
- BEAUTIFULLY PRESENTED THROUGHOUT
- TWO RECEPTION ROOMS
- UTILITY/CLOAKROOM
- REFITTED KITCHEN/DINING/FAMILY ROOM
- REFITTED ENSUITE AND BATHROOM
- DRIVEWAY FOR SEVERAL VEHICLES



PREPARE TO BE HIGHLY IMPRESSED. This four bedroom family home has been completely refurbished and upgraded by the current owners. The property has been tastefully redecorated in Farrow and Ball paint, with new carpets and Amtico flooring. In addition to refitted bathroom and ensuite, the property also offers a refitted bespoke kitchen with bi fold doors opening onto an envious and well kept corner plot rear garden. This home is stunning and must be viewed internally with Kennedy & Foster the Sole Agents.

COMPOSITE FRONT DOOR WITH FROSTED GLASS PANEL INTO:

ENTRANCE HALL

Amtico flooring, stairs to first floor landing, recess under, vertical radiator. Doors to:

LOUNGE

15' 01" x 11' 08" (4.6m x 3.56m) Wood burner with lime stone surround, radiator, uPVC double glazed window to front aspect.

KITCHEN/DINING/FAMILY ROOM

21' 05" x 13' 08" (6.53m x 4.17m) Soft closing wall, base and drawer units with Quartz work surfaces over, under cupboard lighting, integrated full height fridge, two ovens and dishwasher, twin bowl sink with mixer tap, Amtico flooring. Island with induction hob and built in extractor, drawers and cupboards under. Bi-folding door along one wall to rear garden, under floor heating. Doors to:

STUDY/PLAYROOM

11' 07" x 8' 06" (3.53m x 2.59m) Dual aspect, Amtico flooring, ethernet points, radiator, uPVC double glazed windows.

UTILITY /CLOAKROOM

8' 06" x 5' 11" (2.59m x 1.8m) Vanity basin with drawers under, low level WC, complementary tiled splash backs, extractor, full height cupboard, with space for freezer, full height cupboard with space for tumble dryer and washing machine, two further full height storage cupboards, radiator, uPVC double glazed window to the garden.

LANDING

Access to the main bathroom, four bedrooms and spacious loft.

LOFT

Loft ladder, spotlights, ethernet, many sockets, plastered walls, boarded and carpeted, twin double glazed Velux windows, radiator, boiler and hot water cylinder.

BEDROOM ONE

11' 06" x 10' 02" (3.51m x 3.1m) Radiator, uPVC double glazed window to rear. Pocket door to:

ENSUITE

Walk in shower with rain water head shower over, uPVC double glazed window, wash hand basin with cupboards under, close coupled WC and heated towel rail.

BEDROOM TWO

12' 00" x 7' 11" (3.66m x 2.41m) uPVC double glazed window to front, radiator.

BEDROOM THREE

10' 03" x 9' 10" widening to 13' 02" (3.12m x 3m) uPVC double glazed window to front, radiator.

BEDROOM FOUR

10' 03" x 8' 08" (3.12m x 2.64m) uPVC double glazed window to rear, radiator.

BATHROOM

9' 00" x 6' 03" (2.74m x 1.91m) Bath wall mounted controls and shower over. Vanity basin with drawer under, close coupled WC. uPVC double glazed window to rear, heated towel rail, complimentary tiling, extractor fan.

OUTSIDE

FRONT

Path to front door, gated side access to rear garden.

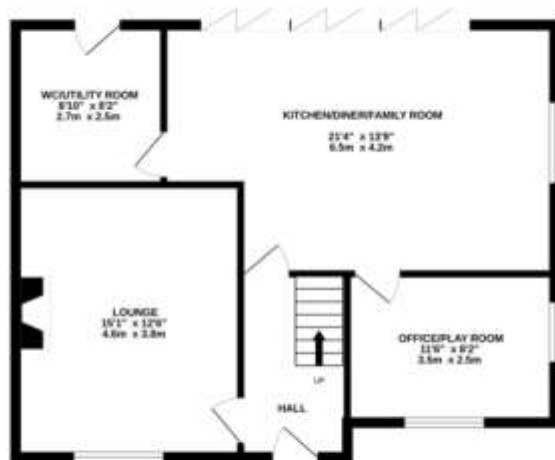
DRIVEWAY WITH PARKING FOR SEVERAL VEHICLES

REAR GARDEN

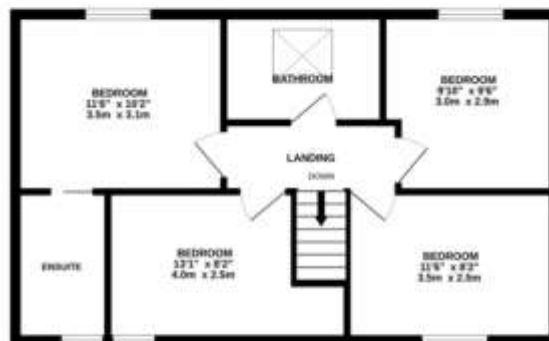
Two patio areas for dining and relaxing, trees, shrubs, flowers, laid to lawn, shed with power and lighting, wood store & shingled area. Multiple external sockets, hot and cold taps.



GROUND FLOOR
689 sq.ft. (64.0 sq.m.) approx.



1ST FLOOR
542 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA: 1231 sq.ft. (114.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with Metreplan (2025)

COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	80 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 and 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