



**Kennedy
& Foster**

15 Harwood Lane

Clifton

SG17 5NW

£680,000

- DETACHED FAMILY HOME
- FOUR DOUBLE BEDROOMS
- 27FT KITCHEN/DINING ROOM
- STUDY
- UTILITY ROOM
- DRESSING ROOM TO MAIN BEDROOM
- GENEROUS SOUTH WEST FACING GARDEN
- DOUBLE GARAGE AND AMPLE PARKING



An impressive detached house approximately 3 years old, offering a generous and private south west facing garden. Built by Mulberry Homes this executive property is nestled in a quiet cul de sac and is offered for sale in immaculate condition throughout and boasts a 27ft kitchen/dining room, cloakroom, study, utility room, four double bedrooms, ensuite, garden, double garage and ample off road parking. An early viewing is advised by Kennedy & Foster the Sole Agents to appreciate this stylish but comfortable beautiful family home.

DOUBLE GLAZED COMPOSITE FRONT DOOR INTO:

HALLWAY

Stairs to first floor accommodation with built in cupboard under. Wall mounted radiator. Tiled floor. Spotlights to ceiling. Soft touch storage. Panelled doors to:

CLOAKROOM

Close coupled WC. Wash hand basin with tiled splash back. Tiled floor. Spotlights to ceiling. Wall mounted radiator.

STUDY

9' 00" x 8' 2 into bay." (2.74m x 2.49m) uPVC double glazed box bay window to front aspect. Tiled floor. Wall mounted radiator.

LOUNGE

16' 6" x 10' 09" (5.03m x 3.28m) uPVC double glazed window to front aspect. Wall mounted radiator. Tiled floor. Sliding pocket panelled doors to:

KITCHEN/DINING ROOM

27' 8" x 11' 5 (Widening to 15' 0") (8.43m x 3.48m) Range of fitted eye level and base units with contrasting work surfaces over. Stainless steel 1 1/2 bowl sink and drainer unit. Centre island with induction hob and chimney style extractor over. Integrated fridge, freezer and dish washer. Panelled door to:

UTILITY ROOM

6' 3" x 5' 7" (1.91m x 1.7m) uPVC double glazed door to side. Fitted eye level and base units with work surface over. Stainless steel single drainer unit. Space for washing machine and tumble dryer. Cupboard housing wall mounted boiler. Spotlights to ceiling. Tiled floor.

FIRST FLOOR ACCOMMODATION

LANDING

uPVC double glazed window to front aspect. Access to loft hatch with ladder. Wall mounted radiator. Built in cupboard housing hot water cylinder.

BEDROOM SUITE

10' 2" x 9' 9" (3.1m x 2.97m) uPVC double glazed window to front aspect. Wall mounted radiator. Panelling to one wall. Walk through to:

DRESSING AREA

5' 6" x 4' 00" (1.68m x 1.22m) Fitted mirrored wardrobes to one wall with fitted shelving.

EN SUITE

Frosted uPVC double glazed window to side access. Close coupled WC. Wall mounted wash hand basin with drawers under. Walk in shower with waterfall shower and hand held attachment. Heated towel rail. Tiled floor.

BEDROOM TWO

12' 8 max" x 9' 00 min" (3.86m x 2.74m) uPVC double glazed window to rear aspect. Wall mounted radiator.

BEDROOM THREE

12' 10 max" x 9' 2" (3.91m x 2.79m) uPVC double glazed window to rear aspect. Wall mounted radiator.

BEDROOM FOUR

9' 2" x 9' 1" (2.79m x 2.77m) uPVC double glazed window to front aspect. Wall mounted radiator. Built in sliding wardrobes.

BATHROOM

Frosted uPVC double glazed door to rear aspect. Panelled bath with shower attachment. Wall mounted wash hand basin with drawers under. Close coupled WC. Heated towel rail. Shower unit with waterfall shower and hand held attachment. Tiled floor. Spotlights to ceiling.

OUTSIDE

REAR GARDEN

South west facing garden mainly laid to lawn with small trees and raised sleeper beds. Large patio area. Raised decking for alfresco dining.

DETACHED DOUBLE GARAGE

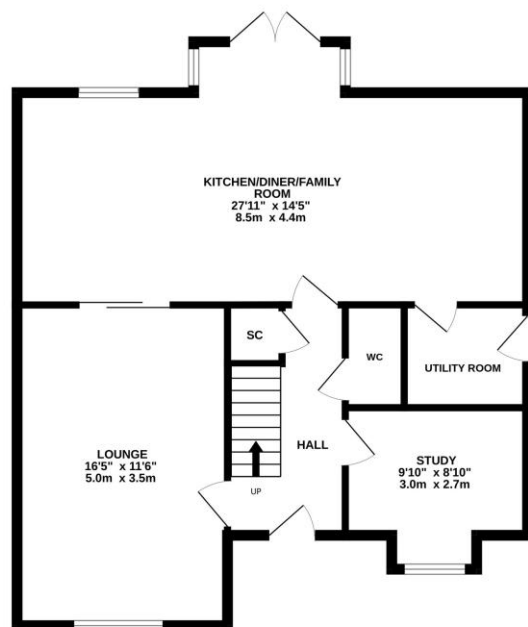
Power and light. Twin up and over doors. Parking on driveway for four vehicles. EV charger.

AGENT NOTES

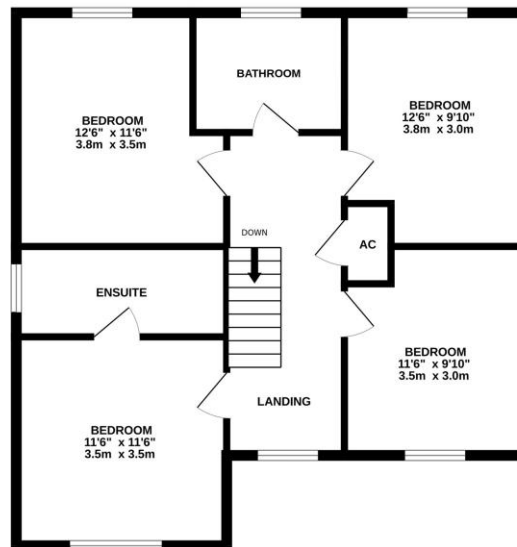
Service charge currently £124.12 – Every 6 Months



GROUND FLOOR
766 sq.ft. (71.2 sq.m.) approx.



1ST FLOOR
734 sq.ft. (68.2 sq.m.) approx.



TOTAL FLOOR AREA: 1500 sq.ft. (139.4 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 F

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	85 B	
69-80	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 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