



**Kennedy
& Foster**

95 Mead End
Biggleswade
SG18 8JR
£379,500

- SEMI DETACHED FAMILY HOME
- THREE DOUBLE BEDROOMS
- 19FT KITCHEN/DINER
- GAS RADIATOR HEATING
- DOUBLE GLAZING
- DRIVEWAY FOR 2 TO 3 VEHICLES
- GARAGE
- CLOSE TO STATION, SHOPS AND SCHOOLS



Located in the popular Mead End area of the town, this semi detached family home is perfectly situated for the station, schools, town and local shops. The property benefits from three double bedrooms, a 19ft kitchen/diner, good size garden, garage and ample parking. Contact Kennedy & Foster the Sole Agents to arrange your viewing.

UPVC DOUBLE GLAZED FRONT DOOR INTO:

HALLWAY

Wood laminate floor, wall mounted radiator, stairs rising to first floor accommodation with space under, doorway to kitchen. Panelled door to:

LOUNGE

12' 9" x 12' 8" (3.89m x 3.86m) uPVC double glazed window to front aspect, wall mounted radiator, wood laminate floor.

KITCHEN/DINER

19' 4" x 10' 2" (5.89m x 3.1m) Twin uPVC double glazed windows to rear aspect, wall mounted radiator. Range of fitted eye level and base units with wood effect work surface over, tiled splash back, stainless steel sink and drainer unit, space for fridge/freezer, washing machine, dishwasher and oven. Wall mounted combi boiler, panelling to kitchen ceiling area, tiled floor, uPVC double glazed door to side.

FIRST FLOOR LANDING

uPVC double glazed window to side aspect, access to loft space, built in cupboard with linen shelving. Doors to:

BEDROOM ONE

12' 0" x 11' 0" excluding recess (3.66m x 3.35m) uPVC double glazed window to front aspect, wall mounted radiator, recess for wardrobes or dressing table.

BEDROOM TWO

11' 2" x 9' 7" excluding recess (3.4m x 2.92m) uPVC double glazed window to rear aspect, wall mounted radiator, recess storage cupboard.

BEDROOM THREE

9' 0" x 8' 0" including stairwell (2.74m x 2.44m) uPVC double glazed window to front aspect, wall mounted radiator.

BATHROOM

uPVC double glazed frosted window to rear aspect, panelled bath with Triton shower and screen, close coupled WC, wash hand basin with cupboard under, metro style tiled splash back, tiled floor, wall mounted radiator.

OUTSIDE

REAR GARDEN

Enclosed by timber fencing with gated access to side, paved patio and decking for alfresco dining with lawned area.

BRICKBUILT SHED WITH WINDOW

9' 2" x 5' 4" (2.79m x 1.63m)

GARAGE

15' 11" x 9' 6" (4.85m x 2.9m) Metal up and over door, power and light, courtesy door to garden.

OUTSIDE FRONT

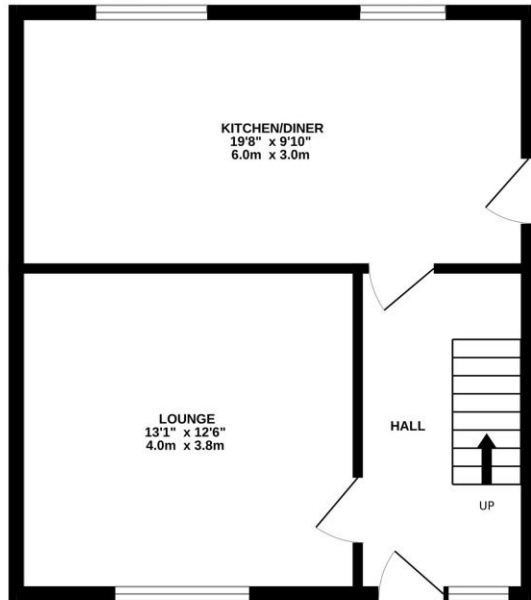
Shingled driveway providing off road parking for 2 -3 cars.

AGENTS NOTE

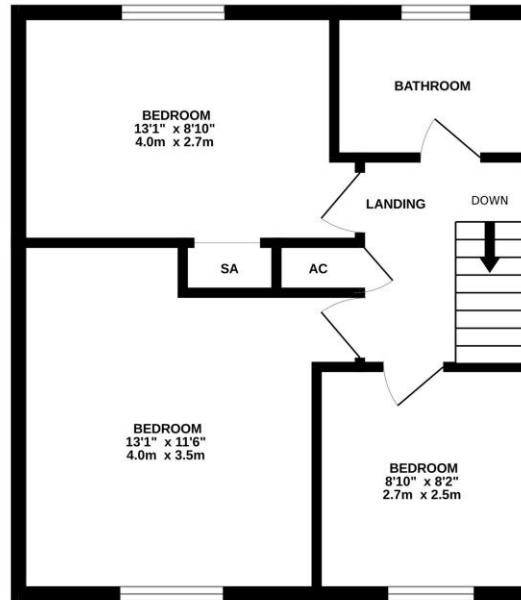
The vendor has advised a rewire is scheduled for the end of August 2025



GROUND FLOOR
440 sq.ft. (40.9 sq.m.) approx.



1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 880 sq.ft. (81.7 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		
69-80	C	72 C	78 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