



**Kennedy
& Foster**

72 London Road

Biggleswade

SG18 8EB

£650,000

- FOUR BEDROOMS
- SEMI DETACHED FAMILY HOME
- SEPARATE RECEPTION ROOMS
- DOWNSTAIRS SHOWER ROOM/UTILITY

- KITCHEN/FAMILY ROOM
- LARGE ATTRACTIVE SOUTH-WEST FACING REAR GARDEN
- DESIRABLE LONDON ROAD LOCATION
- GOOD ACCESS FOR TOWN, SCHOOLS AND STATION



An attractive four bedroom family home situated on the desirable London Road. This extended semi detached house offers separate reception rooms, a kitchen/family room with doors opening on to a large established south-west facing garden. The property also benefits from a downstairs shower room/utility, off road parking, workshop/garage and is ideally located for town, schools and station.

DOUBLE GLAZED FRONT DOOR INTO: ENTRANCE HALL

Sealed unit double glazed twin panels to front aspect, stairs rising to first floor accommodation with storage space under and built in cupboard (with frosted window to side aspect and light), wall mounted radiator. Exposed painted floorboards, picture rail. Panelled doors to:

LOUNGE

12' 3" max x 11' 10" (excluding bay) (3.73m x 3.61m) uPVC double glazed sash window to front aspect, wall mounted radiator, picture rail, fireplace with wood and tiled surround and hearth.

SHOWER ROOM

Sealed unit double glazed sash window to side aspect, close coupled WC, pedestal mounted wash hand basin, shower unit with rainfall shower and separate shower attachment, tiled splash back, tiled floor, wall mounted heated towel rail, built in utility cupboard with space for washing machine and vent for tumble dryer.

DINING ROOM

11' 10" x 11' 0" (3.61m x 3.35m) Exposed painted floorboards, wall mounted radiator, picture rail, recess fireplace with tiled hearth. Opening and step down to:

KITCHEN/FAMILY AREA

15' 6" x 11' 11" (4.72m x 3.63m) Sealed unit double glazed French doors and additional single door to garden, sealed unit double glazed sash window to side aspect. Range of eye level and base units with work surfaces over, tiled splash back, space for oven with stainless steel chimney style extractor over, stainless steel 1 1/2 bowl sink and drainer unit, space for dish washer, fridge/freezer. Centre island incorporating breakfast bar, twin wall mounted radiators, tiled floor, frosted Velux window, spotlights to vaulted ceiling.

FIRST FLOOR LANDING

uPVC double glazed window to side aspect, picture rail, access to loft space. Panelled doors to:

BEDROOM

14' 0" (into bay) x 12' 3" max (4.27m x 3.73m) uPVC double glazed sash window to front aspect, vertical wall mounted radiator, picture rail, cast iron fireplace with tiled hearth.

BEDROOM

11' 11" x 8' 1" (3.63m x 2.46m) Sealed unit double glazed sash window to rear aspect, wall mounted radiator, picture rail.

BEDROOM

11' 9" x 8' 0" (3.58m x 2.44m) Sealed unit double glazed sash window to rear aspect, wall mounted radiator, picture rail.

BEDROOM

8' 3" x 7' 5" (2.51m x 2.26m) Sealed unit double glazed sash window to side aspect, wall mounted radiator, picture rail, exposed painted floorboards, wall mounted storage cupboards.

BATHROOM

uPVC double glazed frosted sash window to front aspect, vanity unit with close coupled WC and wash hand basin with cupboard under. Panelled bath with rainfall shower and separate shower attachment, tiled splash back, tiled floor, wall mounted heated towel rail.

FRONT GARDEN

Shingled driveway providing off road parking for several vehicles, part enclosed by low level brick wall, gated access to garden.

GARAGE

Brick built with slate tiled roof, twin glass doors, power and light. Wooden door to:

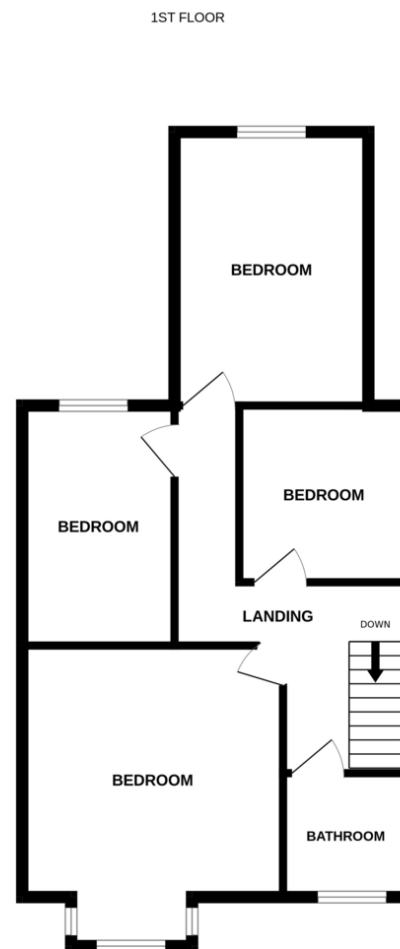
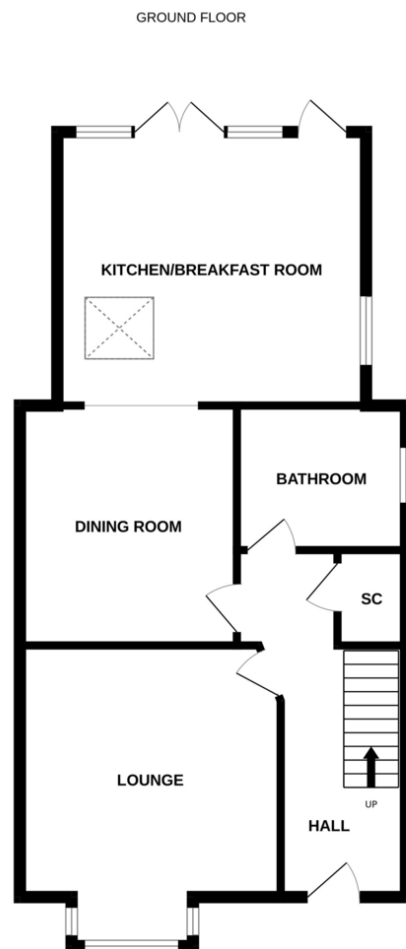
WORKSHOP AREA

10' 3" x 8' 2" (3.12m x 2.49m) Window to side aspect, power and light.

REAR GARDEN

Beautiful mature gardens offering a wealth of trees, plants, shrubs and raised vegetable beds. Step out of the kitchen onto a slate patio and step down to a lawn with mature and well established beds. Inset pond. Walk down the shingled path and through a covered arch to a further lawned area with mature trees, allotment beds, timber shed. The garden then widens (behind number 70) offering extended lawn areas, well tended beds and greenhouse.





COUNCIL TAX BAND

Tax band D

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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. Made with Metropix ©2025

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