



**Kennedy
& Foster**

10 Maunder Avenue
Biggleswade
SG18 8GP

Guide Price £550,000

- FOUR BEDROOMS
- EXTENDED DETACHED HOME
- MUCH IMPROVED BY CURRENT OWNERS
- SEPARATE RECEPTION ROOMS
- REFITTED KITCHEN
- SMART CONTROL HOME
- ENSUITE & FAMILY BATHROOM
- ATTRACTIVE GARDENS



An extended four bedroom family home that has been much improved by the current owners. Downstairs the property boasts a refitted kitchen with Quartz work surfaces, dining area with a vaulted glass roof and a 19 ft lounge. Upstairs the house offers well proportioned rooms, ensuite and family bathroom. There is a well cared for and tended rear garden with various plants, trees and shrubs. Contact Kennedy & Foster to arrange your viewing.

DOUBLE GLAZED FRONT DOOR INTO:

ENTRANCE HALL

Dogleg stairs rising to first floor accommodation, coving and spotlights to ceiling, wall mounted vertical radiator, glazed panelled doors to lounge and kitchen. Panelled door to:

CLOAKROOM

Close coupled WC, wash hand basin with cupboard under, wall mounted heated towel rail, porcelain tiling to dado height. Amtico floor, fitted mirrors to two walls, recess spotlights to ceiling.

LOUNGE

19' 8" x 10' 10" (5.99m x 3.3m) uPVC double glazed box bay sash windows to front aspect with shutter blinds, coving and spotlights to ceiling. Amtico floor, twin vertical radiators. Opening to:

DINING ROOM

8' 11" x 7' 9" (2.72m x 2.36m) uPVC double glazed Victorian roof with electric opening windows, uPVC double glazed panes to garden, uPVC double glazed French doors to rear. Amtico floor, vertical radiator, recess down spotlights. Walk through to:

KITCHEN

14' 2" x 9' 10" (4.32m x 3m) Range of fitted handleless soft closing eye level and base units to incorporate bifold cupboards, pull out spice cabinets and pan drawers. Quartz work surfaces and upstand incorporating hob splash back, induction hob with Neff extractor over, triple built in ovens at eye level to include micro combi oven. Twin stainless steel Rangemaster sinks, marble effect tiled splash back, recess spotlights to ceiling, cupboard housing boiler. Amtico floor, uPVC double glazed French doors opening onto patio, full height bifold shutter blinds.

FIRST FLOOR LANDING

uPVC double glazed sash window with shutter blinds, coving and spotlights to ceiling, access to loft space, built in cupboard housing hot water cylinder. Doors to:

BEDROOM

11' 1" min x 8' 6" excluding door recess (3.38m x 2.59m)
uPVC double glazed sash window to rear aspect with shutter blind, coving and spotlights to ceiling, modern wall mounted radiator, fitted mirrored wardrobes with interior lights. Door to:

ENSUITE

uPVC double glazed Velux window to rear aspect, wash hand basin with cupboard under, close coupled WC, wall mounted heated towel rail, porcelain tiled splash back, tiled floor, double shower unit, fitted mirrors, recess spotlights to ceiling.

BEDROOM TWO

11' 3" max into bay x 9' 11" (12' 4") (3.43m x 3.02m) Twin
uPVC double glazed sash windows to front aspect with shutter blinds, coving and spotlights to ceiling, modern wall mounted radiator, built in mirrored wardrobes.

BEDROOM THREE

9' 6" x 8' 11" (2.9m x 2.72m) uPVC double glazed twin sash windows to front aspect with shutter blinds, coving and spotlights to ceiling, vertical radiator.

BEDROOM FOUR

10' 5" x 7' 0" excluding door recess (3.18m x 2.13m) uPVC double glazed sash window to rear aspect with shutter blind, engineered wood floor, vertical radiator.

BATHROOM

Double glazed Velux window to rear aspect, close coupled WC, wash hand basin with cupboard under, panelled bath with shower and screen, porcelain style splash back, wall mounted heated towel rail, tiled floor, recess spotlights to ceiling.

OUTSIDE

GARDEN

Extensive patio for alfresco dining: Garden mainly laid to lawn with attractive plant and shrub borders to include a beautiful row of trees along the rear. Enclosed by timber panel fencing, roller door to garage.

GARAGE

Roller doors to front and garden, block paved floor running through to garden, power and light.

FRONT

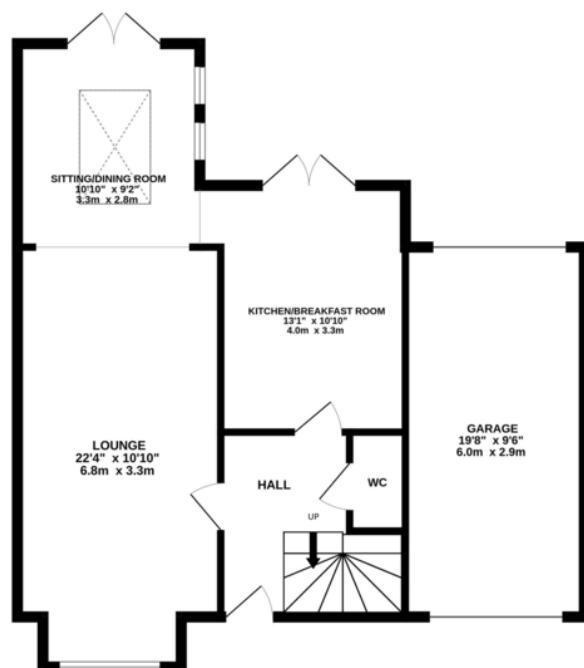
Landscaped garden bordered by low level trees.

AGENT NOTES

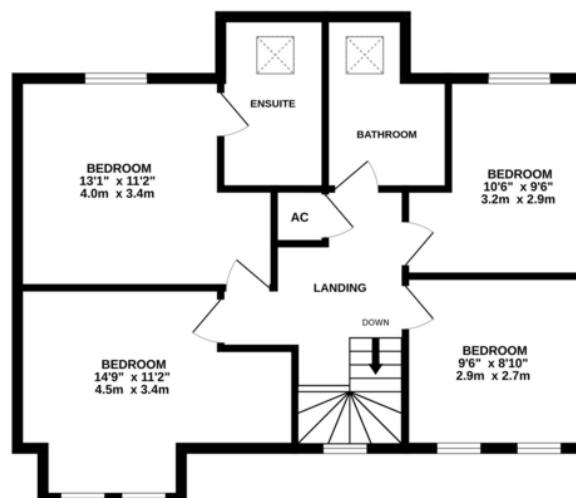
Many of the fine details, changes and upgrades done by the vendors can be discussed over the phone or on a viewing. The property is a SMART home and has the option of being iPad and mobile phone controlled.



GROUND FLOOR
755 sq.ft. (70.2 sq.m.) approx.



1ST FLOOR
646 sq.ft. (60.0 sq.m.) approx.



TOTAL FLOOR AREA : 1402 sq.ft. (130.2 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 E

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	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 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