



**Kennedy
& Foster**

52 Hitchin Road
Biggleswade
SG18 9BU
£535,000

- FOUR BEDROOM FAMILY HOME
- SEMI DETACHED
- SEPARATE RECEPTION ROOMS
- TWO BATHROOMS & CLOAKROOM

- EXTENSIVE REAR GARDEN
- GARAGE
- OFF ROAD PARKING FOR UP TO 7 VEHICLES
- POPULAR VILLAGE LOCATION



Have you been looking for a large garden? Situated in the popular village of Upper Caldecote, this family home is located on a large plot overlooking a green to front aspect and extensive off road parking. In good decoration throughout the property boasts separate reception rooms, two bathrooms and four bedrooms. Contact Kennedy & Foster the Sole Agents to arrange your viewing.

DOUBLE GLAZED COMPOSITE FRONT DOOR INTO:

ENTRANCE LOBBY

Coving to ceiling, oak floor. Panelled door to:

HALLWAY

Coving to ceiling, oak floor, stairs rising to first floor

accommodation, wall mounted radiator. Panelled doors to:

LOUNGE

14' 10" into bay x 10' 2" (4.52m x 3.1m) uPVC double glazed bay window to front, wall mounted radiator, coving to ceiling, oak floor.

BATHROOM

uPVC double glazed window to side aspect, pedestal mounted wash hand basin, close coupled WC. Panelled corner Jacuzzi bath with shower attachment, wall mounted heated towel rail, tiled floor.

DINING ROOM

14' 1" x 11' 0" (4.29m x 3.35m) uPVC double glazed window to rear aspect, tiled floor, coving to ceiling, wall mounted radiator. Sliding panelled doors to:

KITCHEN

17' 7" x 8' 10" (5.36m x 2.69m) uPVC double glazed window to side aspect, uPVC double glazed French doors to garden. Range of eye level and base units with marble effect work surface over, tiled splash back, 1 1/2 bowl ceramic sink and drainer unit. Five burner gas hob with chimney style extractor over, built in double oven at eye level, cupboard housing wall mounted boiler. Space for washing machine, tumble dryer and dishwasher, space for freestanding American style fridge freezer.

FIRST FLOOR LANDING

Large L shape landing. Stairs rising to second floor accommodation, uPVC double glazed window to side

aspect, wall mounted radiator, built in cupboard housing hot water cylinder. Panelled doors to:

BEDROOM

14' 1" x 13' 1" (4.29m x 3.99m) Twin uPVC double glazed windows to front aspect, wall mounted radiator.

BEDROOM

10' 11" x 10' 2" max (3.33m x 3.1m) uPVC double glazed window to rear aspect, wall mounted radiator, recess wardrobe space with hanging rail.

BEDROOM

9' 10" x 8' 11" excluding door recess (3m x 2.72m) uPVC double glazed window to rear aspect, wall mounted radiator.

BATHROOM

uPVC double glazed frosted window to side aspect, panelled bath with shower attachment over, close coupled WC, pedestal mounted wash hand basin, tiled splash back, wall mounted heated towel rail, wall light shave point. Decorative tiled floor.

SECOND FLOOR LANDING

Recess storage at half stair, access to eaves storage. Double glazed Velux window to rear, spotlights to ceiling. Panelled door to:

BEDROOM

15' 4" (8' 4") x 10' 5" (3' 7") (4.67m x 3.18m) Double glazed Velux window to rear aspect, access to eaves

storage, wall mounted radiator, spotlights to ceiling, restricted headroom to side. Panelled door to:

CLOAKROOM

Pedestal mounted wash hand basin, close coupled WC, tiled splash back, shaver light point, spotlight to ceiling.

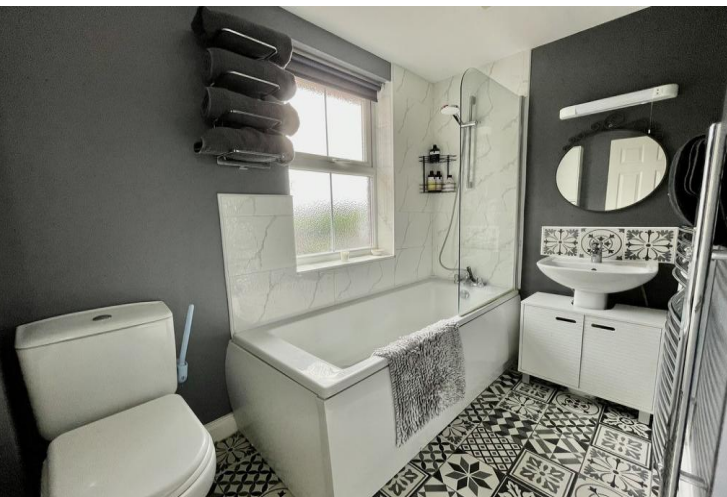
REAR GARDEN

Step out from the kitchen through French doors onto a paved patio with shingled area to the side. Additional block paved driveway with garage, two plum trees. Low picket fence leading to extensive lawned garden, raised decking area perfect for alfresco dining.

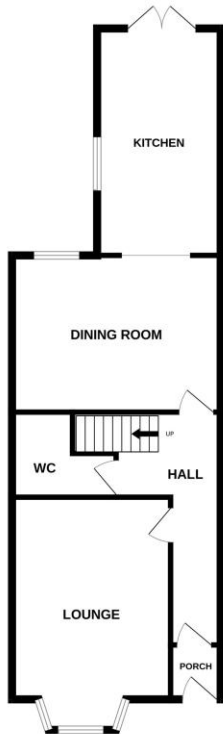
FRONT

Large block paved driveway for 5 vehicles, timber gates leading to further block paved driveway and garage.

GARAGE



GROUND FLOOR



1ST FLOOR



2ND FLOOR



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		103 A
81-91	B		
69-80	C	79 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. The floorplan and pictures should not be relied upon for the purchase of any fixtures and fittings. Whilst every care has been taken to ensure the measurements accuracy, they are approximate for general guidance purposes only and potential buyers are advised to recheck the measurements. Please take note that we do not test appliances or carry out any form of a survey, we advise you carry out your own investigation. If requested, we may refer you to our recommended providers such as Conveyancers and Financial Services. For this we may receive a commission fee, you are not obligated to use the recommended providers. Where applicable any lease details and property charges are given as a guide from the vendors, this should be checked prior to agreeing a sale.