



**Kennedy
& Foster**

47 Rutherford Way
Biggleswade
SG18 8GA
£435,000

- FOUR BEDROOM FAMILY
- KITCHEN/BREAKFAST ROOM
- 20FT LOUNGE
- FAMILY BATHROOM AND EN SUITE
- UTILITY AND CLOAKROOM
- ATTRACTIVE WEST FACING GARDEN
- GATED DRIVEWAY
- POPULAR KINGS REACH DEVELOPMENT



An attractive four bedroom family home positioned on the popular Kings Reach development. This spacious property offers adaptable accommodation as follows: Entrance hall, kitchen/breakfast room, lounge/diner, utility, cloakroom, good storage throughout, en suite, family bathroom and generous size west facing garden. An internal viewing is advised to avoid disappointment. Contact Kennedy & Foster the Sole Agent to arrange your viewing.

DIUBLE GLAZED COMPOSITE DOOR INTO:

ENTRANCE HALL

Tiled floor, stairs rising to first floor accommodation with built in cupboard under, additional built in cupboard, wall mounted radiator, panelled door to utility. Glazed panelled doors to:

KITCHEN/BREAKFAST ROOM

13' 11" x 10' 6" min (4.24m x 3.2m) Part vaulted ceiling, uPVC double glazed window to side aspect, double glazed Velux window. Range of eye level and base units with wood effect work surface over, built in double oven with gas hob and extractor over, metro style splash back, space for fridge/freezer. Stainless steel sink and drainer unit, integrated dishwasher, fitted pull out larder cupboard, wall mounted radiator, tiled floor, built in cupboard housing wall mounted boiler.

UTILITY ROOM

7' 06" x 6' 6" (2.29m x 1.98m) Fitted eye level and base unit with wood effect work surface over with upstand, stainless steel sink and drainer unit, space for washing machine and dryer, tiled floor. Panelled door to:

CLOAKROOM

Close coupled WC, pedestal mounted wash hand basin, tiled splash back, wall mounted radiator, tiled floor.

LOUNGE

20' 0" x 13' 2" (6.1m x 4.01m) uPVC double glazed window and French doors to garden, two wall mounted radiators.

FIRST FLOOR LANDING

uPVC double glazed window to front aspect, access to loft space, built in cupboard housing hot water cylinder. Panelled doors to:

BEDROOM

11' 11" x 9' 9" 11' (3.63m x 2.97m) uPVC double glazed window to rear aspect, wall mounted radiator, built in cupboard. Panelled door to:

ENSUITE

Double sink unit, close coupled WC, pedestal mounted wash hand basin, wall mounted heated towel rail, tiled floor, tiled splash back.

BEDROOM

15' 10" x 9' 2" (4.83m x 2.79m) uPVC double glazed windows to front and rear, two wall mounted radiators.

BEDROOM

10' 1" x 9' 1" excluding door recess (3.07m x 2.77m) uPVC double glazed window to front aspect, wall mounted radiator.

BEDROOM

7' 9" x 7' 6" (2.36m x 2.29m) uPVC double glazed window to rear aspect, wall mounted radiator.

BATHROOM

Panelled bath with electric shower and screen, pedestal mounted wash hand basin, close coupled WC, tiled splash back, wall mounted heated towel rail, tiled floor.

OUTSIDE

REAR GARDEN

Paved patio with garden mainly laid to lawn with attractive plant and shrubs borders. Enclosed by timber panel fencing, hardstanding for shed, gated access to side. Gated access to:

DRIVEWAY

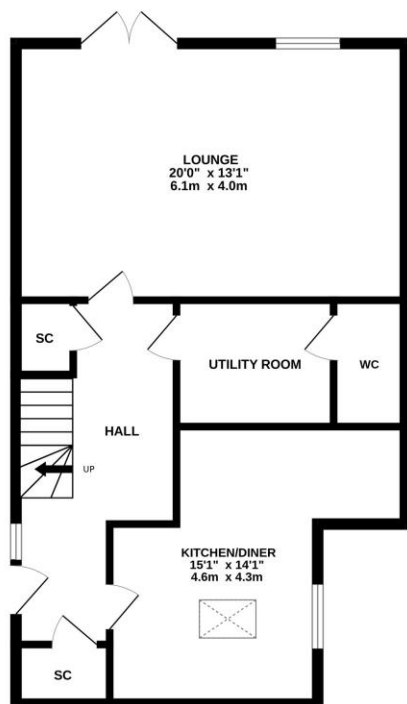
Block paved driveway providing off road parking for two cars, timber panel gates to front.

FRONT GARDEN

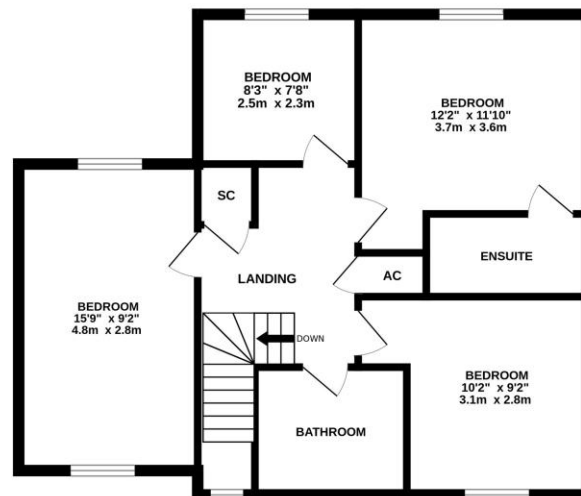
Block paved L shape area to front.



GROUND FLOOR
637 sq.ft. (59.2 sq.m.) approx.



1ST FLOOR
639 sq.ft. (59.3 sq.m.) approx.



TOTAL FLOOR AREA: 1276 sq.ft. (118.5 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		
69-80	C	79 C	83 B
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.