



**Kennedy
& Foster**

12 Stanford Road
Southill
SG18 9HX

Guide Price £499,950

- THREE DOUBLE BEDROOMS
- SEMI DETACHED HOME
- SEPARATE RECEPTION ROOMS
- WELL PRESENTED THROUGHOUT

- PORCH WITH UTILITY AND CLOAKROOM
- 100FT WEST FACING REAR GARDENS
- DRIVEWAY FOR SEVERAL VEHICLES
- DESIRABLE VILLAGE LOCATION



A three bedroom semi detached family home occupying a large and attractive plot in the sought after village of Southill. A rare chance to purchase a small piece of heaven in this rarely available location; the property offers separate reception rooms, three double bedrooms, a west facing rear garden in excess of 100ft, plentiful ample off road parking and rural views to front and rear. This is an opportunity not to be missed.

LEADED LIGHT WOOD DOOR INTO:

PORCH

Tiled floor, glazed oak door into:

HALLWAY

Stairs rising to first floor accommodation with built in cupboard under (uPVC window to front aspect at half stair) vertical panel radiator. Panelled oak doors to:

DINING ROOM

12' 5" x 9' 6" (To chimney) (3.78m x 2.9m) (Currently being used as a study) uPVC window to rear aspect, vertical panel radiator, spotlights to ceiling, chimney breast with vent, built in cupboard with shelves over.

LOUNGE

13' 4" x 13' 2" (4.06m x 4.01m) uPVC window to front aspect, wall mounted radiator, modern electric fireplace with surround and hearth, spotlights to ceiling. Archway to kitchen.

KITCHEN

13' 3" x 5' 8" (4.04m x 1.73m) uPVC window to rear aspect. Range of fitted eye level and base units with wood work surface over, stainless steel sink and drainer unit, space for slimline dishwasher, washing machine and fridge/freezer. Built in Neff oven and micro combi oven at eye level with sliding door, Neff induction hob and chimney style extractor over, vertical radiator, tiled floor, wooden door to side porch.

LOBBY

Wood doors and glazed window panels to front and rear. Doors to:

UTILITY ROOM

7' 7" (Widening to 10' 9") x 7' 7" (2.31m x 2.31m) uPVC window to front aspect, floor standing boiler, space for tumble dryer and freezer, power and light.

WC

uPVC frosted window to rear aspect, close coupled WC, outside tap.

FIRST FLOOR LANDING

Access to loft space. Oak panelled doors to:

BEDROOM ONE

13' 2 max" x 10' 5" (4.01m x 3.18m) uPVC window to front aspect, wall mounted vertical radiator, chimney breast with vent.

BEDROOM TWO

10' 4" x 9' 4" (3.15m x 2.84m) uPVC window to rear aspect, wall mounted radiator, fitted mirrored wardrobes to one wall.

BEDROOM THREE

13' 9 max" x 7' 6 max" (4.19m x 2.29m) uPVC window to front aspect, wall mounted vertical radiator.

BATHROOM

uPVC frosted window to rear aspect, corner jacuzzi bath with wall mounted taps and handheld shower attachment, rainfall shower over head, pedestal mounted wash hand basin, close coupled WC, wall mounted heated towel rail, attractive mosaic tiled splash back, tiled floor, spotlights to ceiling.

REAR GARDEN

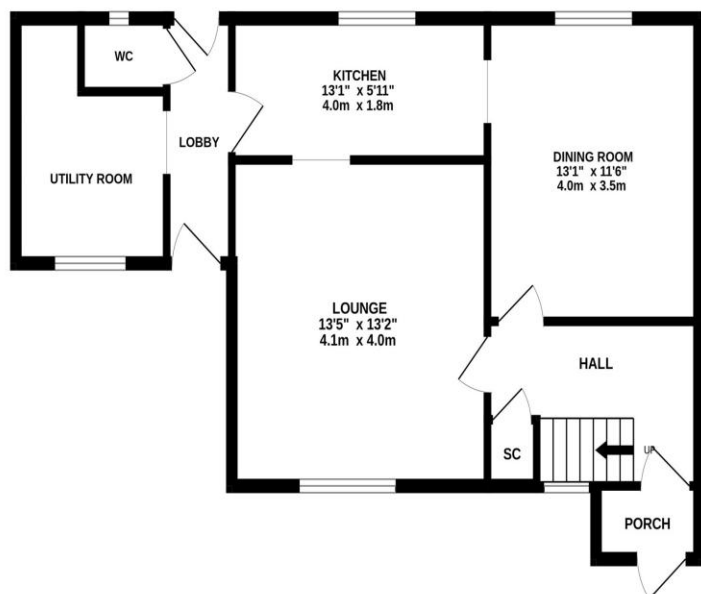
West facing garden (In excess of 100ft) with views to fields at rear, mainly enclosed by timber panel fencing, mature trees and shrubs with garden mainly laid to lawn, water butt, oil tank.

FRONT

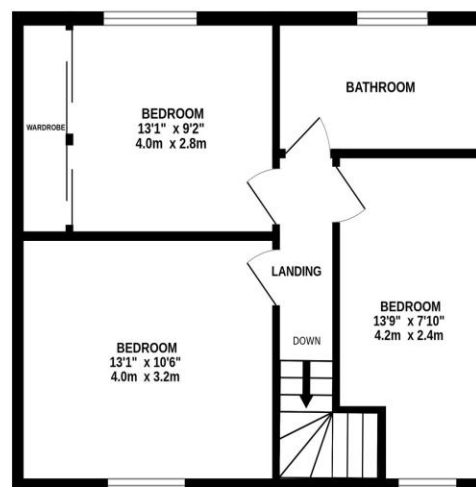
Large front garden with driveway for three vehicles with ability to create further parking.



GROUND FLOOR
484 sq.ft. (45.0 sq.m.) approx.



1ST FLOOR
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA : 969 sq.ft. (90.0 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		75 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

OFFICE

2 Market House
Market Square
Biggleswade
Bedfordshire SG18 8AQ

T: 01767 601122

E: sales@kennedyfoster.co.uk

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.