



**Kennedy
& Foster**

4 Blackburn Way

Biggleswade

SG18 8GU

£370,000

- BEAUTIFULLY PRESENTED THROUGHOUT
- SEMI DETACHED HOME
- THREE BEDROOMS
- KITCHEN/BREAKFAST ROOM
- CLOAKROOM
- FAMILY BATHROOM AND TWO ENSUITES
- GARAGE AND PARKING
- POPULAR KINGS REACH DEVELOPMENT



OPEN DAY SATURDAY 1ST NOVEMBER. BY APPOINTMENT ONLY. OTHER DATES AND TIMES ARE AVAILABLE.

A beautifully presented three bedroom home located on the popular Kings Reach development. Offering accommodation over three floors this property is stunning inside and out. Benefiting from a downstairs cloakroom, attractive kitchen/diner, well proportioned bedrooms, family bathroom, two ensuites, garage and parking. Early viewing is advised to avoid disappointment.

FROSTED DOUBLE GLAZED DOOR INTO:

HALLWAY

Stairs to first accommodation, wood laminate floor, wall mounted radiator. Doors to:

CLOAKROOM

Close coupled WC, pedestal mounted wash hand basin, wall mounted radiator, wood laminate floor.

KITCHEN/DINER

15' 4" x 7' 10" (4.67m x 2.39m) uPVC double glazed sash window to front aspect, wood laminate floor, wall mounted radiator, spotlights to ceiling. Range of eye level and base units with work surface over with upstand. Built in oven and gas hob with chimney extractor over, integrated fridge/freezer, dish washer and washing machine. 1 1/2 bowl sink and drainer unit.

LOUNGE

14' 9" x 10' 11" excluding door recess (4.5m x 3.33m) uPVC double glazed sash window and French doors to rear, two wall mounted radiators, coving to ceiling, built in cupboard.

FIRST FLOOR LANDING

Stairs to second floor accommodation, coving to ceiling, built in cupboard housing hot water cylinder.

Doors to:

BEDROOM ONE

12' 7" x 9' 10" (3.84m x 3m) Two double glazed sash windows to rear aspect, fitted mirrored wardrobes, coving to ceiling, wall mounted radiator. Door to:

ENSUITE

Shower cubicle, close coupled WC, pedestal mounted wash hand basin, tiled splash back, spotlights to ceiling, wall mounted heated towel rail, tiled floor.

BEDROOM

10' 3" x 7' 6" (3.12m x 2.29m) uPVC double glazed sash window to front aspect, wall mounted radiator, wood laminate floor, coving to ceiling.

BATHROOM

uPVC double glazed frosted sash window to front aspect, panelled bath with shower and screen, close coupled WC, pedestal mounted wash hand basin, tiled splash back, heated towel rail, spotlights to ceiling.

SECOND FLOOR LANDING

BEDROOM

11' 1" x 10' 8" (3.38m x 3.25m) Two uPVC double glazed Velux windows to front aspect, built in cupboard housing hot water cylinder, wall mounted radiator, access to loft space, dressing area. Door to:

ENSUITE

Double glazed Velux window to rear aspect, shower cubicle, pedestal mounted wash hand basin, heated towel rail, tiled splash back, tiled floor.

OUTSIDE REAR

Paved patio, artificial lawn, enclose by timber panel fencing and wall, gated access to parking.

GARAGE

Located to rear of garden, up and over door, parking in front for one car.

FRONT

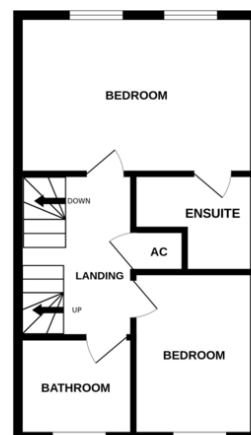
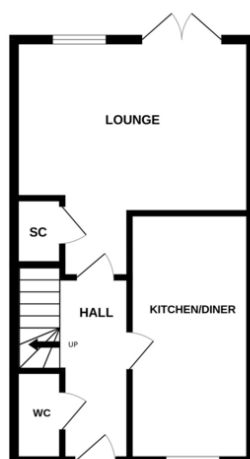
Landscaped garden with shrubs and plant, path to front door.



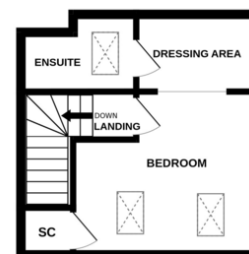
GROUND FLOOR
508 sq.ft. (47.2 sq.m.) approx.



1ST FLOOR
387 sq.ft. (35.9 sq.m.) approx.



2ND FLOOR
218 sq.ft. (20.2 sq.m.) approx.



TOTAL FLOOR AREA: 1113 sq.ft. (103.4 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 D

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	79 C	
55-68	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.