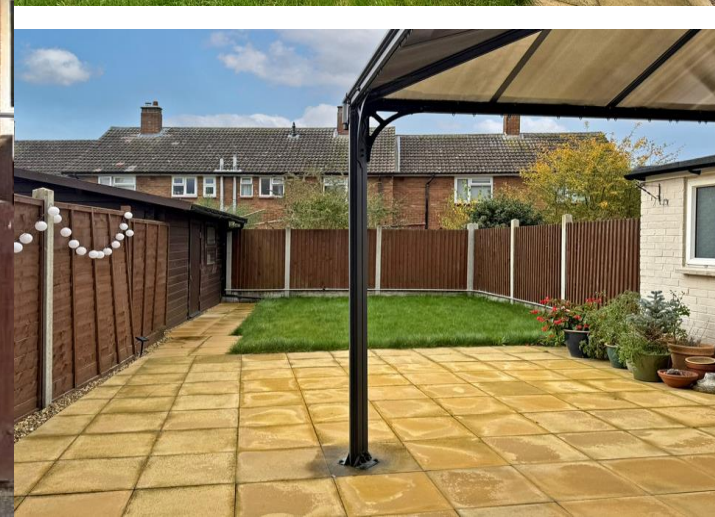




**Kennedy
& Foster**

4 Playfield Close

Biggleswade

SG18 8JL

£365,000

- IDEAL LOCATION FOR TRAIN STATION AND TOWN CENTRE
- WELL PRESENTED 3 BEDROOM SEMI
- PARKING AND GARAGE
- OUTBUILDING/UTILITY AND c40FT REAR GARDEN

- LOUNGE/DINER
- KITCHEN/BREAKFAST ROOM
- DOWNSTAIRS CLOAKROOM
- CHAIN FREE



Situated within walking distance of the train station and town centre, this well presented 3 bedroom semi-detached property with downstairs cloakroom, lounge/diner and kitchen/breakfast room, 3 bedrooms and first floor bathroom. Added benefits include parking and garage, approx. 40ft rear garden. To view this lovely home contact K & F the sole agents to arrange your viewing.

UPVC FRONT DOOR INTO: ENTRANCE PORCH

uPVC double glazed double glazed windows to front.
uPVC double glazed door into|:

ENTRANCE HALL

Stairs to first floor with understairs storage cupboard.
Double radiator. Coving to ceiling. Newly fitted flooring.
Doors to:

CLOAKROOM

Low level w.c. Wash hand basin with cupboard under.
Frosted uPVC double glazed window to side.

LOUNGE/DINER

18' 03" x 13' 02" narrowing to 8'!!" (5.56m x 4.01m)
uPVC double glazed window to front and uPVC double glazed sliding patio door to rear garden.
Newly fitted flooring. Coving to ceiling. Double radiator.
Electric fireplace with wood mantle and surround.

KITCHEN/BREAKFAST ROOM

11' 04" x 10' 06" (3.45m x 3.2m) Range of wall, base and drawer units with work surfaces over. Space for a fridge and a freezer. Built in oven, hob and extractor hood over. Under cupboard lighting. Shelved cupboard. Sink and drainer unit. uPVC double glazed window and door to rear garden.

FIRST FLOOR LANDING

Newly fitted carpet. uPVC double glazed window to front. Linen cupboard housing gas combi boiler.
Coving to ceiling. Access to loft with ladder and light.
Doors to:

BEDROOM

11' 01" to front of wardrobes. " x 9' 06" (3.38m x 2.9m)
Radiator. uPVC double glazed window to rear. Fitted wardrobes with hanging rails and storage. Coving to ceiling.

BEDROOM

11' 08" x 8' 04" to front of wardrobes." (3.56m x 2.54m)
Built in triple wardrobes with hanging rails and storage.
Coving to ceiling. uPVC double glazed window to rear.
Radiator.

BEDROOM

9' 01" x 7' 10" (2.77m x 2.39m) uPVC double glazed window to front. Coving to ceiling.

BATHROOM

Bath with mixer tap, shower over. Pedestal basin. Low level w.c. Heated towel rail. Frosted uPVC double glazed window to side.

OUTSIDE

FRONT

Block paved, shrubs. Shared driveway leading to:

TIMBER GARAGE

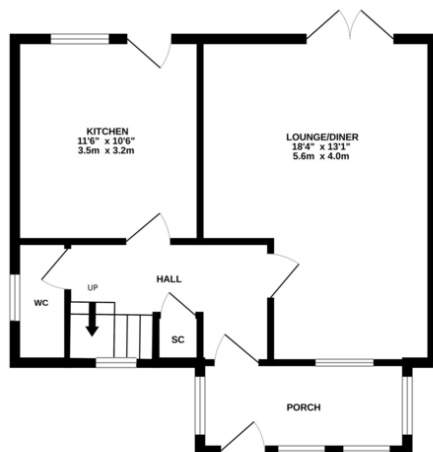
17' 04" x 8' 07" (5.28m x 2.62m) Up and over door. Power and light. Door to rear garden. Parking in front of garage.

REAR GARDEN

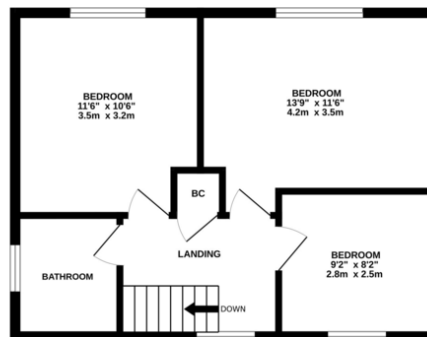
Approx. 41ft in length. Paved patio and covered pergola. Laid to lawn. Outside tap. Door to garage. OUTBUILDING / UTILITY 12' X 5' with power and light. Plumbed for washing machine and shelving. Gated side access to driveway.



GROUND FLOOR
494 sq.ft. (45.9 sq.m.) approx.



1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 929 sq.ft. (86.3 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.
Made with Metropix ©2025

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	73 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.