



**Kennedy
& Foster**

35 Tansey End
Biggleswade
SG18 8WL
£385,000

- THREE BEDROOM SEMI DETACHED
- WELL PRESENTED THROUGHOUT
- LOUNGE/DINER WITH MEDIA WALL
- CLOAKROOM

- ENSUITE AND FAMILY BATHROOM
- ATTRACTIVE SOUTH WEST FACING GARDEN
- CLOSE TO LOCAL SHOPS AND AMENITIES
- GARAGE AND DRIVEWAY



An attractive and well presented semi detached home on the sought after Saxon Green development, being well located for shops, amenities, cafe and leisure centre. The property benefits from a downstairs cloakroom, 16 ft 8" lounge/diner with media wall, three bedrooms, ensuite, garage and driveway. To the rear is a well tended south west facing garden.

DOUBLE GLAZED COMPOSITE FRONT DOOR INTO:

HALLWAY

Oak veneer floor, coving to ceiling, stairs rising to first floor accommodation. Panelled doors to:

CLOAKROOM

Frosted double glazed window to front aspect, pedestal mounted wash hand basin, tiled splash back, wall mounted radiator, tiled floor.

KITCHEN

11' 10" x 7' 8" (3.61m x 2.34m) uPVC double glazed window to front aspect. Range of eye level and base units with work surface over, metro style splash back, stainless steel sink, built in oven with induction hob and extractor over, integrated fridge and freezer, space for dishwasher and washing machine, cupboard housing wall mounted boiler, LVT Floor.

LOUNGE/DINER

16' 8" x 14' 0" narrowing to 11' 3" (5.08m x 4.27m) Oak veneer floor, built in cupboard, two wall mounted radiators, coving to ceiling with spotlights, media wall with Boston acoustic speakers, uPVC double glazed window and sliding doors to garden.

FIRST FLOOR LANDING

Wall mounted radiator, access to loft space, frosted double glazed window to side aspect, built in cupboard housing hot water cylinder. Panelled doors to:

BEDROOM

11' 1" x 9' 7" (3.38m x 2.92m) uPVC double glazed window to front aspect, wall mounted radiator, coving to ceiling, fitted wardrobes with sliding doors to one wall. Panelled door to:

ENSUITE

Frosted double glazed window to front aspect, close coupled WC, wash hand basin with fitted drawers under, walk in shower unit, wall mounted heated towel rail, tiled splash back, tiled floor, spotlights to ceiling.

BEDROOM

12' 0" x 8' 1" (3.66m x 2.46m) uPVC double glazed window to rear aspect, wall mounted radiator, coving to ceiling.

BEDROOM

8' 10" x 6' 2" (2.69m x 1.88m) uPVC double glazed window to rear aspect, wall mounted radiator, wood laminate floor, coving to ceiling.

BATHROOM

Panelled bath with shower and screen, close coupled WC, wash hand basin with cupboard under, spotlights to ceiling, wall mounted radiator, tiled splash back.

OUTSIDE

REAR GARDEN

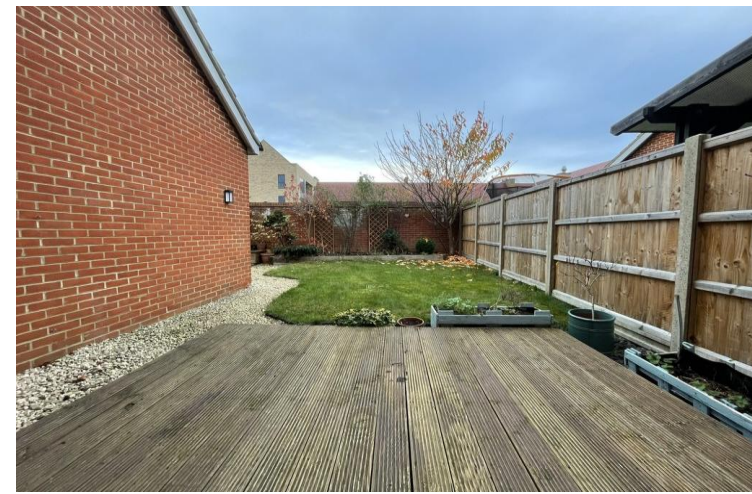
Step out onto decking area, garden mainly laid to lawn with shingled path, courtesy door to garage, enclosed by timber panel fencing and brick wall.

FRONT

Path to front door bordered by shingle and shrub.

GARAGE

Up and over door, power and light, storage to eaves, EV charging point.



COUNCIL TAX BAND

Tax band D

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 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.