



**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

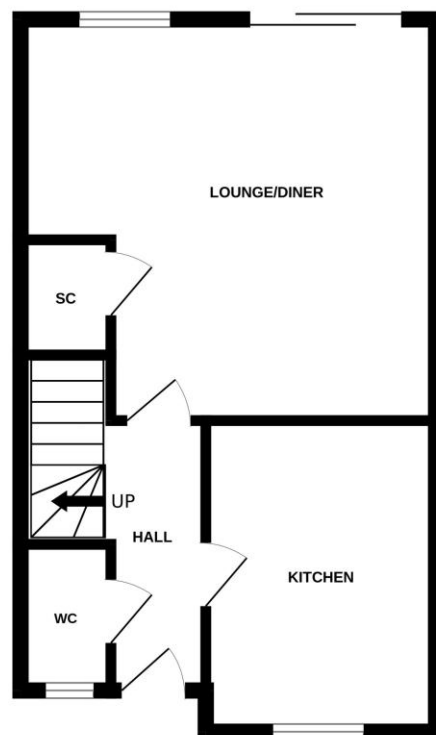
Path to front door bordered by shingle and shrub.

#### GARAGE

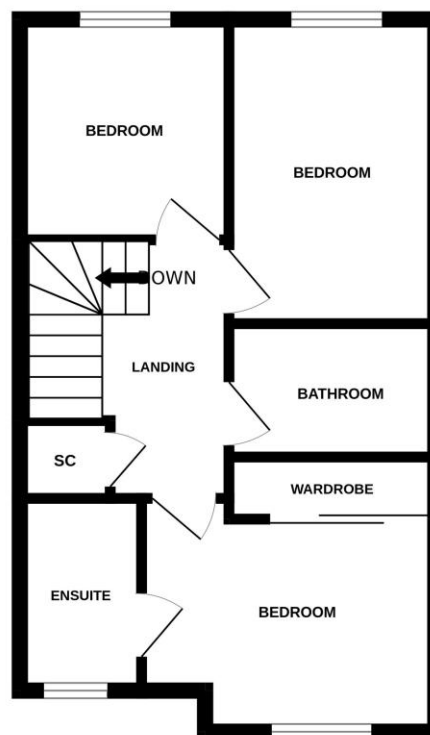
Up and over door, power and light, storage to eaves, EV charging point.



GROUND FLOOR



1ST FLOOR

**COUNCIL TAX BAND**

Tax band D

**TENURE**

Freehold

**LOCAL AUTHORITY**

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	87 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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