



**Kennedy  
& Foster**

50 Collings Crescent •

Biggleswade

SG18 0PZ

**£550,000**

- OVERLOOKING LANDSCAPED GREEN WITH PLAY PARK
- DETACHED FAMILY HOME ON ST ANDREWS DEVELOPMENT
- FOUR WELL-PROPORTIONED DOUBLE BEDROOMS
- BEAUTIFULLY PRESENTED THROUGHOUT
- 22FT KITCHEN/DINING ROOM WITH FRENCH DOORS
- BAY-FRONTED LOUNGE
- SEPARATE STUDY IDEAL FOR HOME WORKING
- ENSUITE TO PRINCIPAL WITH TWO PATIO AREAS





An elegant four-bedroom detached family home on the sought-after St Andrews development, beautifully presented throughout and overlooking a landscaped green with play park - offered chain free.

#### **DOUBLE GLAZED COMPOSITE FRONT DOOR INTO:**

#### **ENTRANCE HALL**

Amtico flooring, stairs rising to first floor. Panelled doors to:

#### **STUDY**

7' 9" x 6' 8" (2.36m x 2.03m) uPVC double glazed sash window to front aspect, wall mounted radiator.

#### **CLOAKROOM/UTILITY**

6' 3" x 5' 9" (1.91m x 1.75m) uPVC double glazed window to side aspect, pedestal wash hand basin, close coupled WC, radiator. Range fitted units with work surface over, space for washing machine, Amtico floor.

#### **KITCHEN/DINING ROOM**

22' 4" x 11' 3" narrowing 9' 12" (6.81m x 3.43m) uPVC double glazed window and French doors to rear garden, Amtico floor, radiator. Fitted with a modern range of wall and base units with Quartz work surfaces, 1½ bowl sink with drainer, tiled splashbacks. Built-in double oven, gas hob with extractor, integrated dishwasher and fridge/freezer.

#### **LOUNGE**

18' 1" into bay x 11' 2" (5.51m x 3.4m) uPVC double glazed bay window to front aspect, two radiators.

#### **FIRST FLOOR LANDING**

uPVC double glazed sash window to side aspect, loft access, radiator, airing cupboard with hot water cylinder and linen shelving. Doors to:

#### **BEDROOM ONE**

9' 4" to wardrobe x 9' 3" excluding door recess (2.84m x 2.82m) Fitted mirrored wardrobes, uPVC double glazed window to rear aspect, radiator. Door to:

#### **ENSUITE**

Frosted uPVC double glazed sash window to side aspect, WC, wash hand basin, walk-in shower, heated towel rail, Amtico floor, spotlights.

#### **BEDROOM TWO**

10' 6" from wardrobe to bay x 10' 2" (3.2m x 3.1m) uPVC double glazed bay window to front aspect, radiator, fitted wardrobes.

#### **BEDROOM THREE**

10' 7" x 9' 5" (3.23m x 2.87m) uPVC double glazed window to rear aspect, radiator.

#### BEDROOM FOUR

11' 8" x 7' 9" (3.56m x 2.36m) uPVC double glazed sash window to front aspect, radiator, fitted wardrobes providing generous storage.

#### BATHROOM

Panelled bath with shower over and screen, wash hand basin with pedestal, WC, tiled splashback, Amtico floor, fitted mirror and display shelf, spotlights.

#### OUTSIDE REAR

The rear garden is mainly laid to lawn and features two paved patio areas, perfect for outdoor dining and relaxation. It also benefits from an outdoor tap and external power supply. A courtesy door provides access to the garage, with gated side access leading to the driveway

#### FRONT

Lawned garden with path to front door.

#### GARAGE

Up-and-over door, power, lighting and eaves storage, with courtesy door providing access to the garden. A block-paved driveway to the front offers private off-road parking for two vehicles

#### LOCATION & AMENITIES

This property enjoys an enviable position within the sought-after St Andrews development, overlooking a beautifully maintained green with a children's play park surrounded by trees and landscaped shrubbery. The setting offers both a peaceful outlook and a welcoming community environment. Several Primary and Secondary schools are within easy reach. Biggleswade town centre lies just over a mile away, offering a range of shops, cafés, bars, and restaurants. Larger retail options, including Marks & Spencer, can be found at the nearby A1 Retail Park.

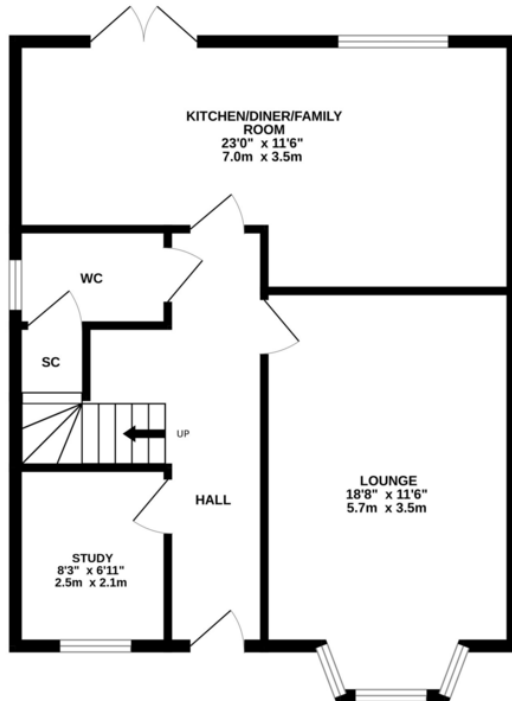
For leisure and outdoor pursuits, scenic countryside walks and cycle routes are close by, including access to the RSPB nature reserve. Commuters benefit from Biggleswade mainline train station, with direct services into London King's Cross and St Pancras in under 40 minutes. The property is also well-positioned for road travel, with the A1 just 2.1 miles away.

This combination of convenience, community, and green space makes St Andrews one of the most desirable developments in Biggleswade.

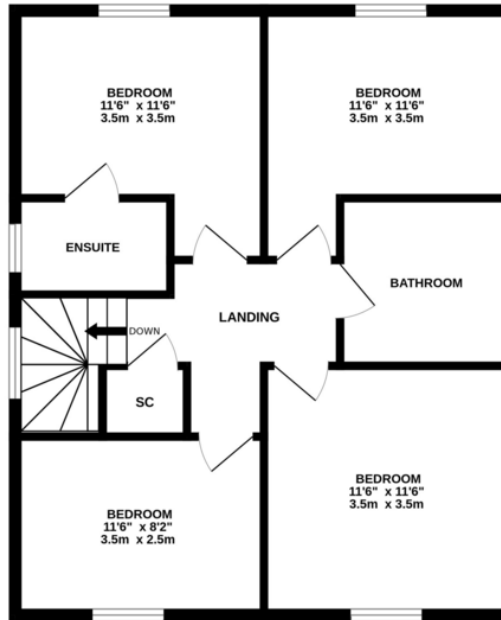
Viewings are highly recommended to fully appreciate the quality, presentation and outstanding position of this exceptional home.



GROUND FLOOR  
656 sq.ft. (60.9 sq.m.) approx.



1ST FLOOR  
643 sq.ft. (59.7 sq.m.) approx.



TOTAL FLOOR AREA : 1298 sq.ft. (120.6 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 E

## TENURE

Freehold

## LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	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. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements