



**Kennedy
& Foster**

23 Fisher Mead
Biggleswade
SG18 0GZ
£460,000

- A VIEWING COMES HIGHLY RECOMMENDED
- ACCOMMODATION ON THREE LEVELS
- FOUR BEDROOM SEMI DETACHED
- WELL PRESENTED
- UTILITY ROOM
- ENSUITE, BATHROOM AND SHOWER ROOM
- GARAGE AND DRIVEWAY
- REAR GARDEN



This well presented extended four bedroom semi detached property is ideally situated on the popular and desirable St Andrews Park development. The property has a loft extension which provides a bedroom and shower room on second floor. On the first floor are three bedrooms, ensuite and family bathroom. To the ground floor is a cloakroom, lounge, kitchen/dining room and utility. To compliment this gorgeous home is a driveway and garage to the side of the property. Contact us to arrange your viewing

FRONT DOOR INTO:

ENTRANCE HALL

Tiled floor, consumer unit, radiator, stairs to first floor with built in pull out drawers under. Doors to:

CLOAKROOM

Low level WC, wash hand basin, tiled floor.

LOUNGE

15' 11" in to bay x 10' 11" (4.85m x 3.33m) uPVC double glazed bay window to front, radiator.

KITCHEN/DINING ROOM

14' 04" x 11' 05" (4.37m x 3.48m) Wall, base and drawer units with work surfaces over, built in double oven, ceramic hob with extractor over, TV point, 1 1/2 bowl sink unit with spray tap, lighting under cupboards, tiled floor, plinth heater, uPVC double glazed French doors and windows to rear garden. Opening to:

UTILITY ROOM

9' 02" x 3' 03" (2.79m x 0.99m) Cupboard housing combi boiler, work surface with space for washing machine and tumble dryer under, tiled floor.

FIRST FLOOR LANDING

Stairs to second floor. Doors to:

BEDROOM

9' 04" to front of wardrobe x 9' 03" (2.84m x 2.82m) Built in double wardrobe with sliding mirrored doors, radiator, uPVC double glazed window to front, tv point. Door to:

ENSUITE

Tiled shower cubicle with shower over, wash hand basin, low level WC, uPVC double glazed frosted window to front, heated towel rail.

BEDROOM

10' 00" x 8' 7" (3.05m x 2.62m) uPVC double glazed window to rear, radiator.

BEDROOM

9' 08" x 7' 08" (2.95m x 2.34m) uPVC double glazed window to rear, radiator.

BATHROOM

Panelled bath with mixer tap and shower attachment, low level WC, wash hand basin, frosted uPVC double glazed window to rear, tiled floor, heated towel rail, shaver socket.

SECOND FLOOR LANDING

Door to:

BEDROOM

15' 06" x 10' 04" (4.72m x 3.15m) Two Velux windows to dual aspect, eave storage, two storage cupboards, radiator.

SHOWER ROOM

Shower with rain water head shower and shower attachment, wash hand basin with cupboard under, low level WC, shaver socket, heated towel rail, tiled floor. Velux window.

OUTSIDE

FRONT GARDEN

Flower beds, shrubs, lawn. Block paved driveway leading to:

GARAGE

21' 08" x 10' 09" (6.6m x 3.28m) Up and over door.

REAR GARDEN

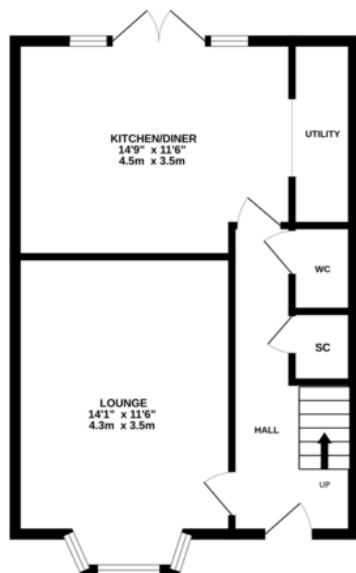
Paved patio, laid to lawn, power socket, outside tap, gated access to front, shrubs and flower beds, gated side access.

AGENT NOTES

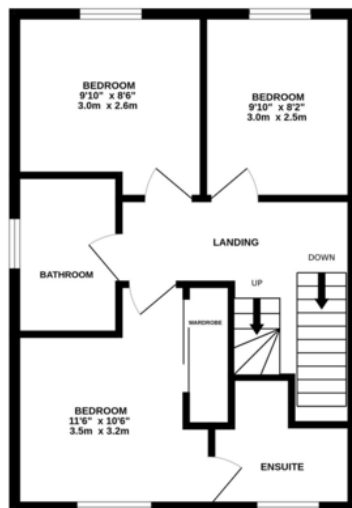
Development charges - £49.88 Quarterly



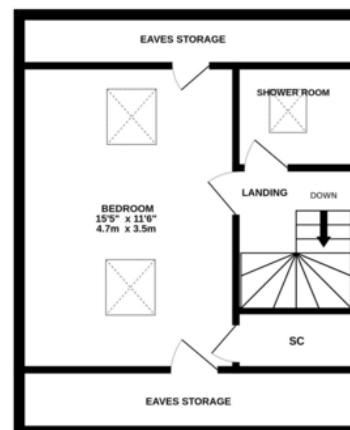
GROUND FLOOR
486 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR
475 sq.ft. (44.1 sq.m.) approx.



TOP FLOOR
401 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 1361 sq.ft. (126.5 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		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.