



**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

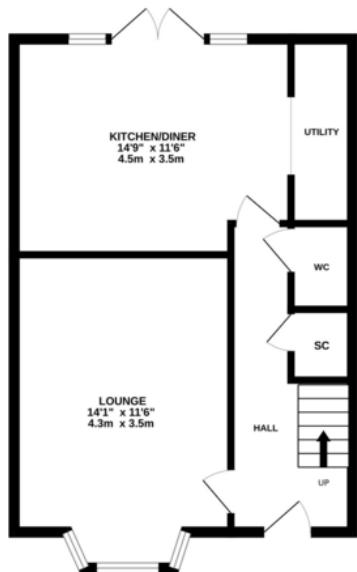
Paved patio, laid to lawn, power socket, outside tap, gated access to front, shrubs and flower beds, gated side access.

AGENT NOTES

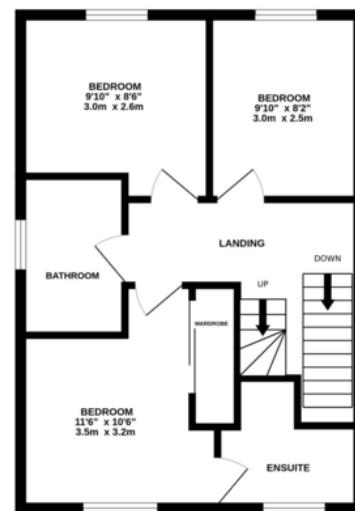
Development charges - £49.88 Quarterly



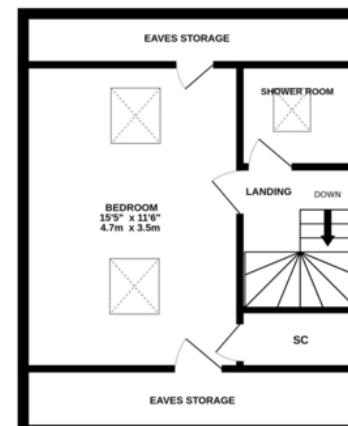
GROUND FLOOR
486 sq.ft. (45.1 sq.m.) approx.



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



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



COUNCIL TAX BAND

Tax band D

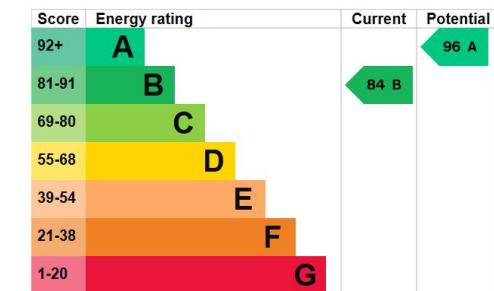
TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

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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