



**Kennedy
& Foster**

22 Larkinson Avenue
Biggleswade
SG18 0RF
£525,000

- FOUR BEDROOM DETACHED HOME
- STUDY
- CLOAKROOM/UTILITY
- 22FT KITCHEN/DINER
- SOUGHT AFTER ST. ANDREWS DEVELOPMENT
- GARAGE AND DRIVEWAY
- 45FT GARDEN
- NO UPWARD CHAIN



Located on the sought after St. Andrews development. Offered for sale with no upward chain, this four bedroom detached family home benefits from a study, cloakroom/utility, 22ft kitchen/diner, 19ft lounge, good size bedrooms and a 45ft garden.

COMPOSITE DOOR INTO:

HALLWAY

LVT floor, wall mounted radiator, stairs rising to first floor landing. Panelled doors to:

CLOAKROOM/UTILITY

6' 9" x 6' 5" max (2.06m x 1.96m) Frosted uPVC double glazed window to side aspect, close coupled WC, pedestal mounted wash hand basin, tiled splash back, wall mounted radiator, LVT floor. Tall standing units and base units with work surface over and space for washing machine under.

STUDY

8' 0" x 6' 10" (2.44m x 2.08m) uPVC double glazed window to front aspect, wall mounted radiator.

LOUNGE

19' 2" excluding bay x 11' 2" (5.84m x 3.4m) uPVC double glazed bay window to front aspect, two wall mounted radiators.

KITCHEN/DINER

22' 5" x 11' 4" narrowing to 9' 0" (6.83m x 3.45m) uPVC double glazed window and French doors to garden, LVT floor. Range of eye level and base units with work surface over and upstand. Built in double oven at eye level, gas hob with stainless steel chimney extractor over and splash back. Integrated fridge/freezer, space for dishwasher, 1 1/2 bowl sink and drainer unit, wall mounted radiator, spotlights to ceiling, wall mounted cupboard housing boiler.

FIRST FLOOR LANDING

uPVC double glazed window to side aspect, wall mounted radiator. Access to loft space with ladder, built in cupboard housing hot water cylinder. Panelled doors to:

BEDROOM

11' 5" x 9' 5" excluding door recess (3.48m x 2.87m) uPVC double glazed window to rear aspect, wall mounted radiator. Panelled door to:

ENSUITE

Frosted uPVC double glazed window to side aspect, shower unit, close coupled WC, pedestal wash hand basin, tiled splash back, wall mounted radiator, LVT floor.

BEDROOM

13' 11" x 10' 4" (4.24m x 3.15m) uPVC double glazed window to front aspect, wall mounted radiator. Panelling to one wall.

BEDROOM

10' 9" x 7' 10" (3.28m x 2.39m) uPVC double glazed window to rear aspect, wall mounted radiator.

BEDROOM

11' 10" x 7' 10" (3.61m x 2.39m) uPVC double glazed window to front aspect, wall mounted radiator.

BATHROOM

Frosted uPVC double glazed window to side aspect. Panelled bath, pedestal mounted wash hand basin, close coupled WC, wall mounted heated towel rail, tiled splash back to dado height, spotlights to ceiling.

OUTSIDE

FRONT

Porcelain tiled path to front door, shingled garden with low level hedging. Block paved driveway for two/three cars leading to:

GARAGE

Up and over door, power and light.

REAR GARDEN

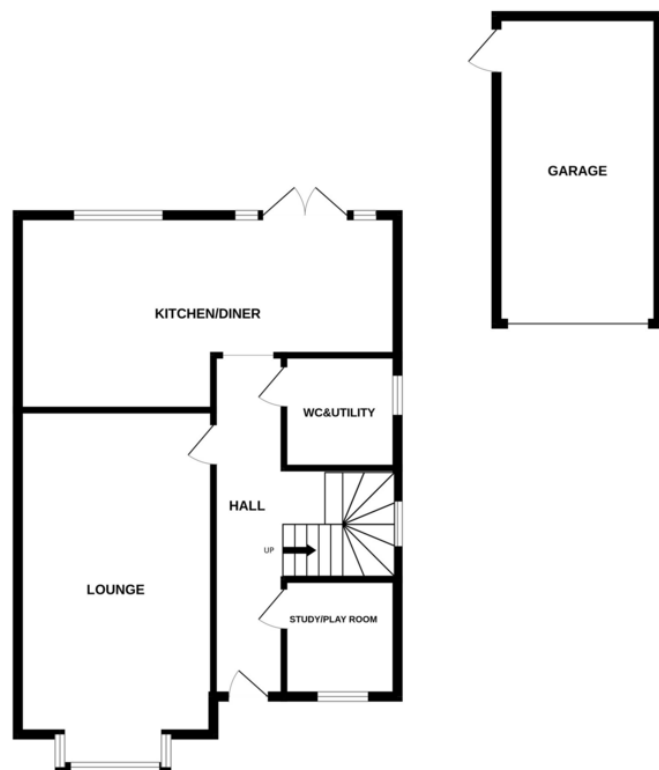
Large decking area, paved path with grated access to driveway, garden faux lawn, courtesy door to garage.

AGENT NOTES

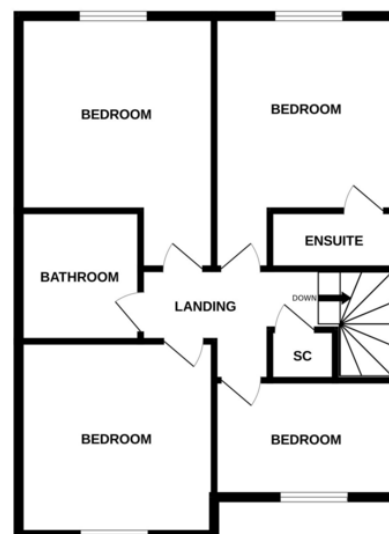
Service charge - TBC



GROUND FLOOR



1ST FLOOR



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 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		

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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.