



**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

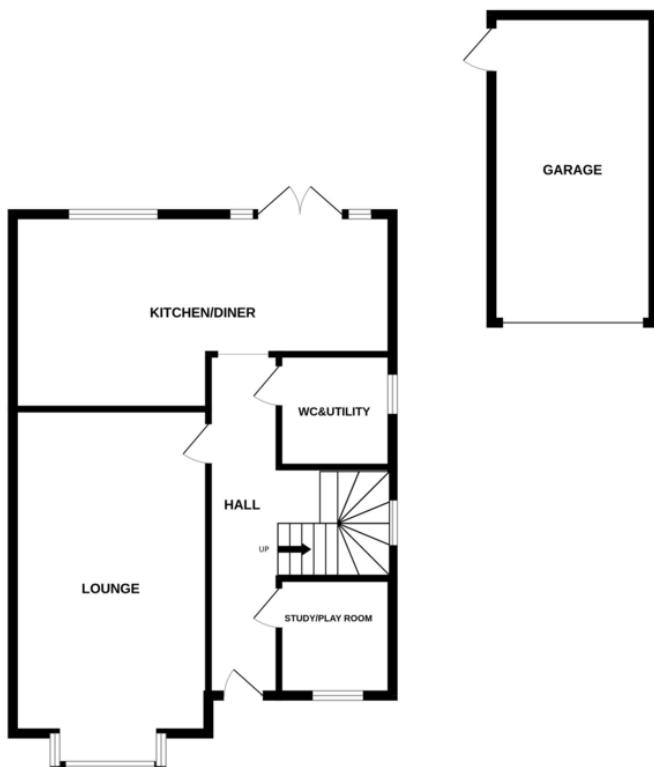
Large decking area, paved path with grated access to driveway, garden faux lawn, courtesy door to garage.

### AGENT NOTES

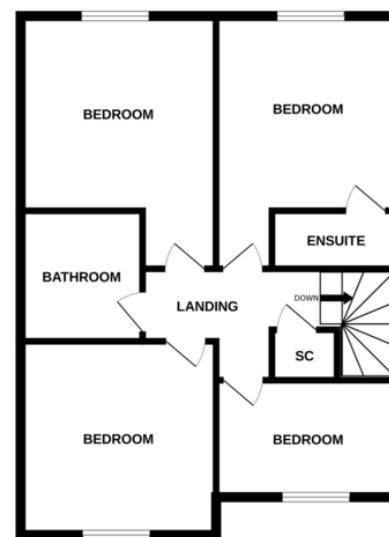
Service charge - TBC



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 guidance purposes only and should not 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

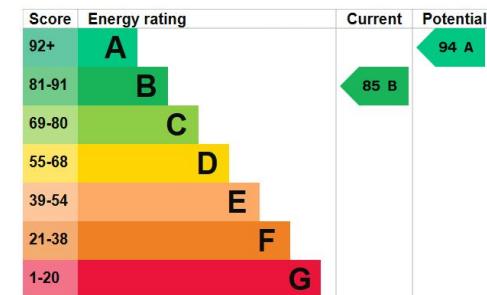
Tax band E

## TENURE

Freehold

## LOCAL AUTHORITY

Central Bedfordshire Council



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