



**Kennedy  
& Foster**

9 Larkinson Avenue  
Biggleswade  
SG18 0RF  
**£400,000**

- THREE BEDROOM SEMI DETACHED HOME
- CLOAKROOM
- WELL PRESENTED THROUGHOUT
- 18FT KITCHEN/DINER
- 16FT LOUNGE WITH BAY WINDOW
- ENSUITE TO MAIN BEDROOM
- SOUGHT AFTER ST. ANDREWS DEVELOPMENT
- GARAGE AND PARKING FOR TWO VEHICLES



Located on the sought after St. Andrews development, this three bedroom semi detached home is well presented throughout. Offering a large lounge with bay window, an 18ft kitchen/diner, fitted wardrobes to all rooms, ensuite, generous garden, garage and parking for two vehicles.

#### **COMPOSITE FRONT DOOR INTO:**

#### **HALLWAY**

LVT floor, wall mounted radiator, stairs rising to first floor, built in cupboard. Panelled doors to:

#### **CLOAKROOM**

Close coupled WC, pedestal wash hand basin with tiled splash back, wall mounted radiator, dado rail, LVT floor.

#### **LOUNGE**

16' 3" (18' 2' into bay) x 10' 7" (4.95m x 3.23m) uPVC double glazed bay window to front aspect with fitted shutter blinds, two wall mounted radiators, wall panelling to one corner, chimney breast with timber shelf and recess for electric log burner.

#### **KITCHEN/DINER**

18' 2" x 9' 5" (5.54m x 2.87m) uPVC double glazed window with fitted shutter blind. uPVC double glazed French doors to garden. Range of fitted eye level and base units with work surface over. Built in double oven at eye level, gas hob with stainless steel splash back and chimney style extractor over, wall mounted cupboard housing boiler, integrated fridge, freezer, washing machine and dishwasher. LVT floor, wall mounted radiator, spotlights to ceiling.

#### **FIRST FLOOR LANDING**

Access to loft space, wall mounted radiator, built in cupboard housing hot water cylinder. Panelled doors to:

#### **BEDROOM**

11' 9" (8' 10" to wardrobe) x 10' 11" (3.58m x 3.33m) uPVC double glazed window to rear aspect, fitted wardrobes to one wall, wall mounted radiator. Panelling to one wall. Panelled door to:

#### **ENSUITE**

Close coupled WC, pedestal mounted wash hand basin, walk in shower, wall mounted radiator, tiled splash back to dado height, LVT floor, spotlights to ceiling.

## **BEDROOM**

10' 11" (8' 9" to wardrobe) x 9' 11" (3.33m x 3.02m)  
uPVC double glazed window to front aspect, wall  
mounted radiator. Panelled to one wall, fitted  
wardrobes.

## **BEDROOM**

9' 8" (7' 7" to wardrobe) x 6' 11" (2.95m x 2.11m) uPVC  
double glazed window to rear aspect with fitted shutter  
blind, wall mounted radiator, fitted wardrobe.

## **BATHROOM**

Panelled bath, pedestal mounted wash hand basin,  
close coupled WC, wall mounted radiator, frosted  
uPVC double glazed window to front aspect, tiled  
splash back, LVT floor, spotlights to ceiling.

## **OUTSIDE REAR**

Patio with garden mainly laid to lawn, enclosed by  
timber panel fencing, gated access to bin storage area  
and parking.

## **GARAGE**

Up and over door, located under coach house.

## **ALLOCATED PARKING FOR TWO CARS**

## **FRONT**

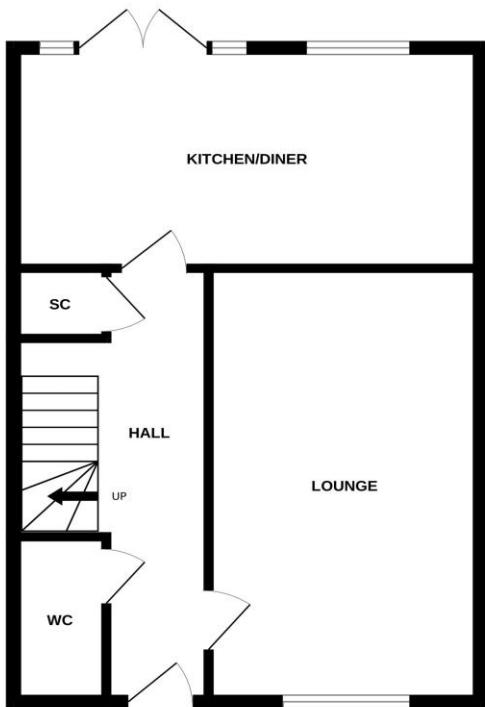
Pathway to front door, shrubs and bark area, gated  
side access to rear.

## **AGENT NOTES**

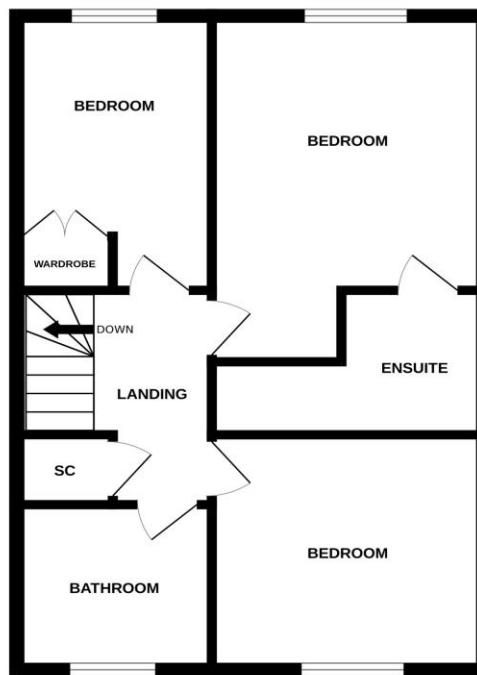
Estate charge: £270.79 per annum



GROUND FLOOR  
500 sq.ft. (46.5 sq.m.) approx.



1ST FLOOR  
500 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA : 1001 sq.ft. (93.0 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. The floorplan 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

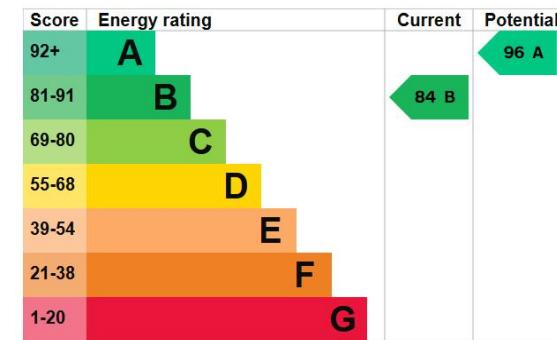
Tax band D

## TENURE

Freehold

## LOCAL AUTHORITY

Central Bedfordshire Council



## OFFICE

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