



**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

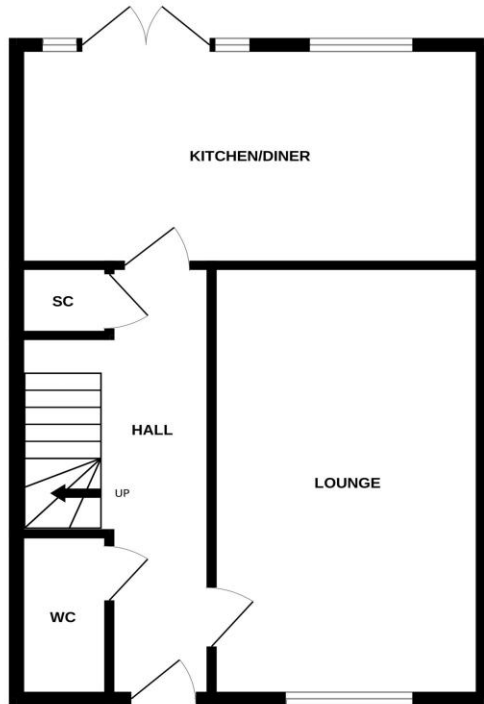
Pathway to front door, shrubs and bark area, gated side access to rear.

AGENT NOTES

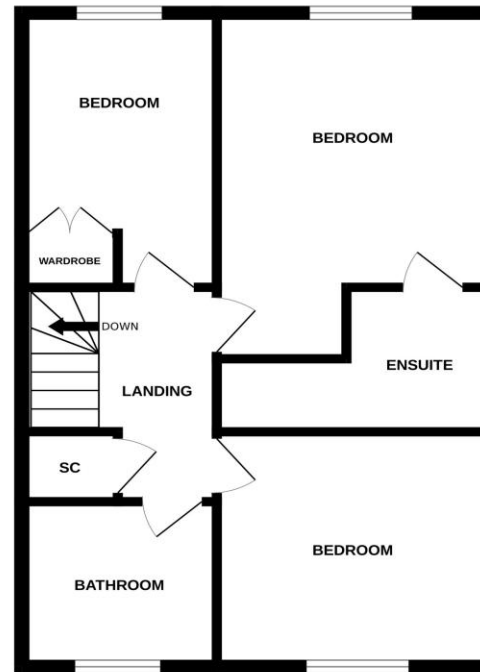
Estate charge: £270.79 per annum



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. 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.