



**Kennedy
& Foster**

3 Berkeley Close

Biggleswade

SG18 8SY

£425,000

- LINK DETACHED
- REFITTED KITCHEN
- CLOAKROOM
- THREE BEDROOMS
- REFITTED ENSUITE & FAMILY BATHROOM
- LOUNGE/DINING ROOM
- WALKING DISTANCE TO TRAIN STATION & TOWN CENTRE
- LOVELY GOOD SIZED REAR GARDEN & DRIVEWAY



Situated in this cul de sac location and within easy reach of the town centre and train station this 3 bedroom link detached property that has a driveway and garage, a generous sized rear garden and accommodation as follows: Entrance hall, cloakroom, lounge/dining room, refitted kitchen/breakfast room, refitted en suite shower room and refitted bathroom. Contact Kennedy & Foster the sole agents to arrange your viewing of this chain free property.

FRONT DOOR INTO:

ENTRANCE HALL

Stairs to first floor, radiator. Doors to:

CLOAKROOM

Low level W.C, vanity basin with cupboard under, uPVC double glazed frosted window to front, consumer unit.

LOUNGE/DINING ROOM

24' 04" x 9' 10" narrowing to 8 04" (7.42m x 3m) uPVC double glazed bay window to front, coving to ceiling, uPVC double glazed sliding door to rear garden, two radiators.

REFITTED KITCHEN

10' 10" x 7' 07" (3.3m x 2.31m) Wall, base and drawer unit with work surfaces over, built in oven, gas hob with extractor hood over, space for washing machine, cupboard housing boiler, fridge/freezer, single drainer sink unit with mixer tap over, uPVC double glazed window to rear, radiator, door to garage.

FIRST FLOOR LANDING

Loft hatch partially boarded, airing cupboard with cylinder and shelving. Doors to:

BEDROOM ONE

10' 11" x 9' 9" (3.33m x 2.97m) uPVC double glazed window to rear, radiator. Door to:

ENSUITE

Fully tiled shower with shower over, vanity basin, low level W.C, extractor fan.

BEDROOM TWO

12' 07" into bay" x 10' 01" (3.84m x 3.07m) uPVC double glazed window to front, radiator.

BEDROOM 3

8' 00" x 6' 06" (2.44m x 1.98m) Radiator, uPVC window to rear.

REFITTED BATHROOM

Panelled bath with mixer tap and shower, vanity basin with cupboard under, low level W.C, radiator, extractor over, shaver points, uPVC double glazed frosted window to front, radiator.

OUTSIDE

FRONT GARDEN

Block paved driveway leading to:

GARAGE

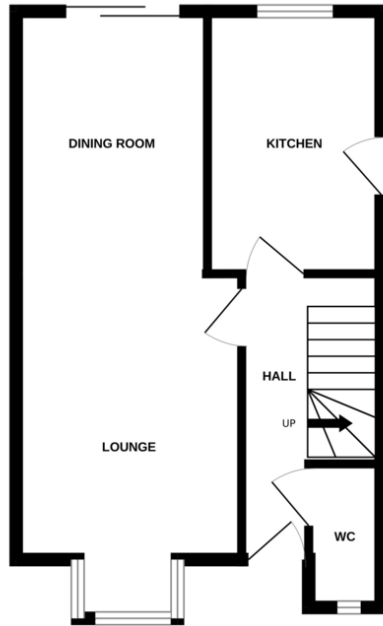
16' 11" x 8' 08" (5.16m x 2.64m) Electric roll up door, power and light, Eaves loft. Door to rear garden.

REAR GARDEN

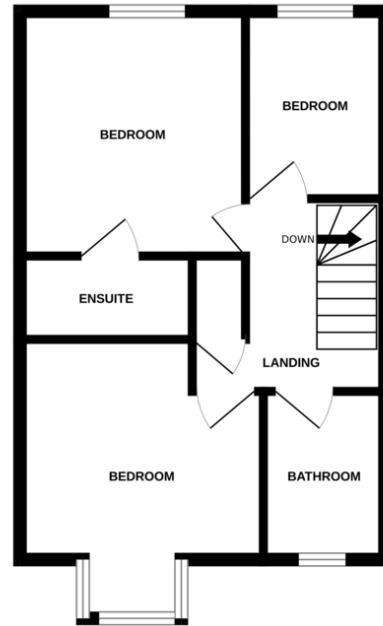
Shed with power, outside tap, laid to lawn, flowers & shrubs, paved patio.



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

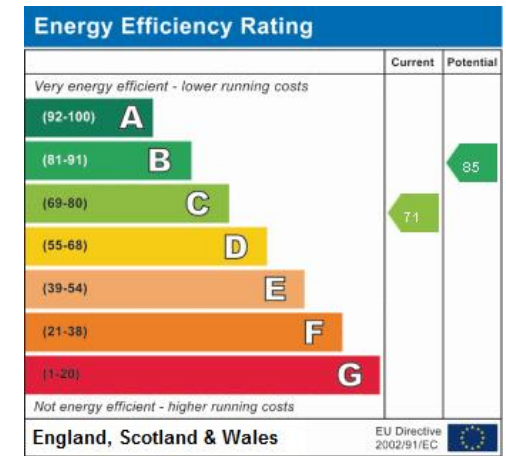
Tax band D

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements