



**Kennedy  
& Foster**

20 Walnut Avenue (Plot 85)

Langford

SG18 9GT

**£485,000**

- BRAND NEW SEMI DETACHED HOME BUILT TO 'THE FILEY' DESIGN
- THREE STOREY LIVING
- FOUR GOOD SIZE BEDROOMS
- KITCHEN/DINING ROOM
- LOUNGE
- CLOAKROOM, ENSUITE & FAMILY BATHROOM
- GARAGE AND DRIVEWAY
- READY TO MOVE INTO



Situated on the edge of Langford on the desirable Lewin Park development. This four bedroom semi detached brand new home is built in to 'The Filey' design and is ready to move in. The property offers spacious bedrooms, downstairs cloakroom, ensuite and family bathroom. Next to the property is block paved driveway leading to the garage. Contact Kennedy & Foster to arrange your viewing.

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

#### **ENTRANCE HALL**

Amtico flooring, radiator, stairs with carpet fitted to first floor landing. Panelled doors to:

#### **CLOAKROOM**

Low level WC, pedestal basin, radiator, frosted uPVC double glazed window to front aspect, Amtico flooring.

#### **LOUNGE**

16' 02" x 10' 04" (4.93m x 3.15m) uPVC double glazed windows and French doors to rear garden, Amtico flooring, radiator, under stairs storage cupboard.

#### **KITCHEN/DINER**

15' 8" x 9' 2" (4.78m x 2.79m) Range of wall, base and drawer units with work surfaces over, built in double oven, gas hob and extractor over, built in washing machine and fridge/freezer, single drainer sink unit with mixer tap, cupboard housing boiler, uPVC double glazed window to front, Amtico flooring, radiator.

#### **FIRST FLOOR LANDING**

Walk in storage cupboard, carpet fitted. Panelled doors to:

#### **BEDROOM TWO**

11' 10" x 8' 10" (3.61m x 2.69m) Carpet fitted, radiator, uPVC double glazed window to front.

#### **BEDROOM THREE**

10' 5" x 8' 11" (3.18m x 2.72m) Carpet fitted, radiator, uPVC double glazed window to rear.

#### **BEDROOM FOUR**

10' 05" x 7' 00" (3.18m x 2.13m) Carpet fitted, radiator, uPVC double glazed window to rear.



## BATHROOM

Panelled bath with mixer tap, shower over and shower screen, tiled splash back, pedestal basin, low level WC, Amtico flooring, uPVC double glazed frosted window to front.

## SECOND FLOOR LANDING

Carpet fitted. Panelled door to:

## MASTER BEDROOM

14' 06" max x 12' 07" (4.42m x 3.84m) Built in double wardrobe with mirrored sliding doors, carpet fitted, radiator, uPVC double glazed window to front. Panelled door to:

## ENSUITE

Tiled shower cubicle with bi folding door, shower over. Close coupled WC, vanity basin, heated towel rail, Amtico flooring, shaver point.

## OUTSIDE

## FRONT

Pathway to door, lawn, shrubs.

## BLOCK PAVED DRIVEWAY TO

## GARAGE

Up and over door, power and light.

## REAR GARDEN

Laid to lawn, patio, gated side access, outside tap.





## COUNCIL TAX BAND

Tax band TBC

## TENURE

Freehold

## LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B	90 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## OFFICE

2 Market House  
Market Square  
Biggleswade  
Bedfordshire SG18 8AQ

T: 01767 601122

E: [sales@kennedyfoster.co.uk](mailto:sales@kennedyfoster.co.uk)

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.