



**Kennedy
& Foster**

20 The Woodlands

Broom

SG18 9NH

£635,000

- EXTENDED DETACHED FAMILY HOME
- FOUR BEDROOM
- REFITTED KITCHEN AND BATHROOM
- LOUNGE AND DINING ROOM
- CLOAKROOM
- CONSERVATORY
- VIEWS OVER FIELDS TO REAR
- GARAGE AND DRIVEWAY



A four bedroom detached family home located in the sought after village of Broom. The property has been much improved and extended by the current owners and offers a cloakroom, utility, refitted kitchen with Quartz work surfaces, lounge with open plan dining room, large conservatory, a refitted bathroom and well tended gardens over looking fields to the rear. In addition to all of this there is a good size garage and driveway.

COMPOSITE FRONT DOOR INTO:

ENTRANCE HALL

Wood Laminate floor, stairs rising to first floor accommodation, wall mounted radiator, coving ceiling with spotlights, uPVC double glazed door to rear hall, glazed panel doors to kitchen and lounge. Panelled door to:

CLOAKROOM

Closed couple WC, wall mounted wash hand basin, recess display shelf, metro style tiled splash back to dado height, spotlight to ceiling.

KITCHEN

17' 9" x 10' 10" (5.41m x 3.3m) Twin uPVC double glazed windows to front aspect. Range of fitted eye level and base units with Quartz work surface and upstand incorporating breakfast bar. Inset sink with drainer in work surface. Induction hob with extractor over, built in double oven at eye level, integrated fridge, freezer and dishwasher, tiled floor, spotlights to ceiling, vertical radiator. Glazed panel door to:

LOUNGE

17' 11" x 13' 10" (5.46m x 4.22m) uPVC double glazed French doors to garden, wood laminate floor, coving to ceiling, wall mounted radiator, wood burning stove with slate hearth, glazed panel door to hallway. Opening into:

DINING AREA

13' 2" x 8' 6" (4.01m x 2.59m) uPVC double glazed windows to front and rear aspects, coving to ceiling, wall mounted radiator, wood laminate floor.

REAR HALL

Glazed panel door to utility, tiled floor and walk through into:

CONSERVATORY

13' 9" x 12' 1" (4.19m x 3.68m) Wall mounted radiator, tiled floor, uPVC double glazed windows to three aspects, uPVC double glazed doors to patio.

UTILITY ROOM

Frosted uPVC double glazed window, spotlights to ceiling. Range of fitted base units with work surface over, stainless steel sink and drainer unit, tiled splash back, space for washing machine, tiled floor. Door to garage.

FIRST FLOOR ACCOMMODATION

uPVC double glazed window to rear aspect, coving to ceiling with down spotlights, built in cupboard housing hot water cylinder. Panelled doors to:

BEDROOM

12' 0" x 9' 3" (3.66m x 2.82m) uPVC double glazed window to rear aspect, fitted wardrobes to one wall, wall mounted radiator.

BEDROOM

10' 11" x 9' 3" (3.33m x 2.82m) uPVC double glazed window to front aspect, wall mounted radiator, coving to ceiling.

BEDROOM

10' 5" x 8' 3" (3.18m x 2.51m) uPVC double glazed window to rear aspect, wall mounted radiator, coving to ceiling.

BEDROOM

8' 8" x 8' 3" (2.64m x 2.51m) uPVC double glazed window to front aspect, coving to ceiling, built in cupboard with shelves, wall mounted radiator.

BATHROOM

Frosted double glazed window to front, tiled bath with shower over, close coupled WC, pedestal mounted wash hand basin, tiled splash back to dado height, tiled to dado height, wall mounted radiator, spotlights to ceiling.

REAR GARDEN

Paved patio with step up to lawn, raised planter head, lawned borders and timber panel fencing, timber shed, gated access to side leading to driveway, oil tank to side.

FRONT

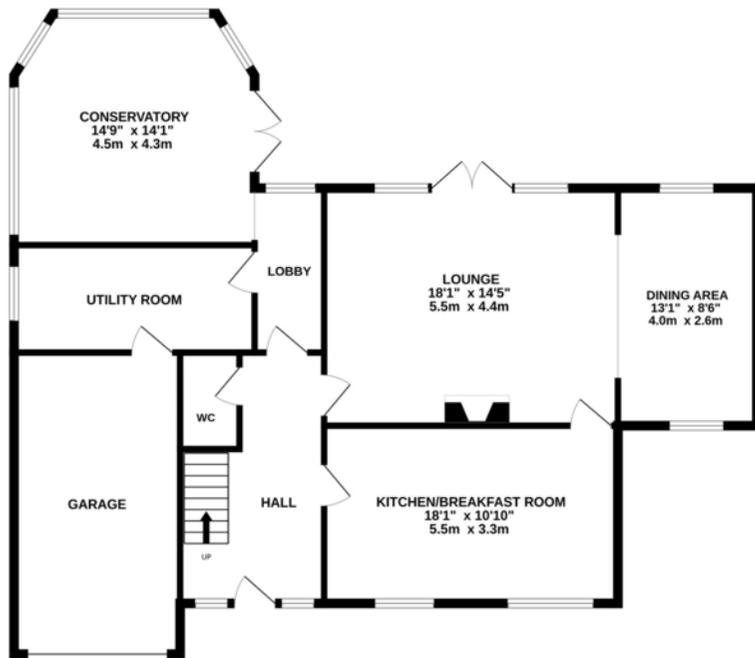
Block paved driveway for four vehicles.

GARAGE

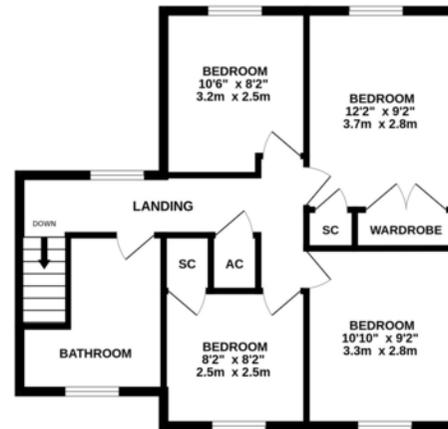
18' 2" x 10' 1" (5.54m x 3.07m) Frosted uPVC double glazed window, roller door, power and light, wall mounted boiler.



GROUND FLOOR
1236 sq.ft. (114.8 sq.m.) approx.



1ST FLOOR
573 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA : 1809 sq.ft. (168.1 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.
Made with Metropix ©2025

COUNCIL TAX BAND

Tax band E

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	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

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.