



**Kennedy
& Foster**

60 Astral Close

Lower Stondon

SG16 6EL

£215,000

- ONE BEDROOM
- CLUSTER STYLE HOME
- OPEN PLAN LIVING
- REFITTED KITCHEN
- BEAUTIFULLY PRESENTED
- REFITTED SHOWER ROOM
- ATTRACTIVE ENCLOSED GARDEN
- ALLOCATED PARKING



A beautiful one bedroom cluster home that benefits from an attractive enclosed garden. The property has been much improved by it's current owner to benefit from an open plan living area and stunning refitted kitchen with integrated appliances and a modern refitted shower room. The house also offers gas radiator heating, double glazing and allocated parking.

UPVC DOUBLE GLAZED DOOR INTO:

HALLWAY

Panelled door to:

OPEN PLAN LOUNGE AND KITCHEN

LOUNGE AREA

11' 8" (14' 2" into bay) x 10' 3" (3.56m x 3.12m) uPVC double glazed leaded light bay window to garden, wall mounted radiator, stairs rising to first floor accommodation.

KITCHEN AREA

8' 2" x 7' 11" (2.49m x 2.41m) uPVC double glazed leaded light window to garden. Range of eye level and base units with contrasting work surface over, tiled splash back, stainless steel sink and drainer unit, integrated Neff oven and microwave, gas hob with stainless steel chimney style extractor over. Integrated fridge, freezer, dishwasher and washer/dryer, spotlights to ceiling, wood laminate floor.

FIRST FLOOR LANDING

Access to loft space, wall mounted radiator. Panelled doors to:

BEDROOM

10' 7" x 9' 4" (3.23m x 2.84m) uPVC double glazed leaded light bay window to garden, fitted wardrobes to one wall, built in cupboard with linen shelving and wall mounted combi boiler.

SHOWER ROOM

uPVC double glazed frosted leaded light window to garden, walk in shower with screen and waterfall shower and hand held shower attachment. Vanity unit incorporating wash hand basin and WC, tiled surround, wall mounted heated towel rail, tiled floor, spotlights to ceiling.

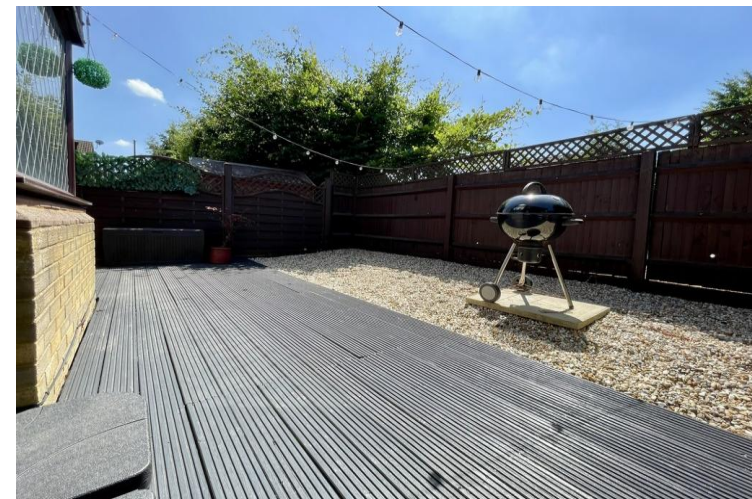
OUTSIDE

Private enclosed garden, surrounded by timber panel fencing, gated access to front, part shingled with decking area.

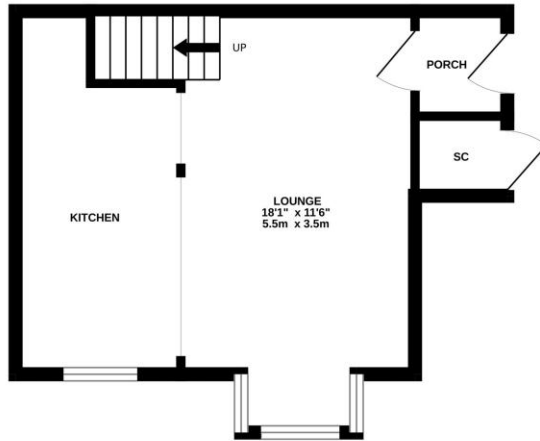
ALLOCATED PARKING FOR ONE CAR

AGENTS NOTE

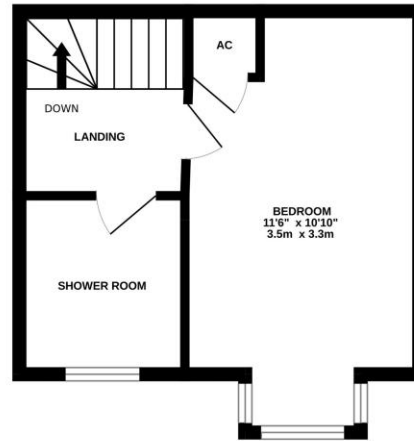
Vendor is purchasing a new build property. Estimated completion is April 2026.



GROUND FLOOR
296 sq.ft. (27.5 sq.m.) approx.



1ST FLOOR
266 sq.ft. (24.7 sq.m.) approx.



TOTAL FLOOR AREA: 562 sq.ft. (52.2 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 B

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	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. 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