



**Kennedy
& Foster**

21 Brunswick Close

Biggleswae

SG18 0DA

Guide Price £399,950

- THREE/FOUR BEDROOM END TERRACE
- SEPARATE RECEPTION ROOMS (ONE CURRENTLY BEING USED AS A BEDROOM)
- DOUBLE GLAZING AND GAS RADIATOR HEATING
- CONSERVATORY/DINING ROOM
- CLOAKROOM & FAMILY BATHROOM
- GARAGE EN BLOC
- CORNER PLOT GARDEN
- CLOSE TO TOWN AND STATION



An extended three/four bedroom end terrace family home occupying an attractive corner plot. Located close to the train station and town centre, the property benefits from separate reception rooms (One currently being used as a bedroom), cloakroom and a wrap around conservatory offering dining and study space. Contact K&F the Sole Agents to arrange your viewing.

UPVC FROSTED DOUBLE GLAZED FRONT DOOR INTO:

CONSERVATORY/HALLWAY

15' 5" x 6' 6" (4.7m x 1.98m) uPVC double glazed window to side and rear, wood laminate floor, underfloor heating, stairs rising to first floor accommodation . Opening to snug and dining room. Panelled door to lounge.

FAMILY ROOM

15' 10" x 11' 2" (4.83m x 3.4m) Coving to ceiling, wood laminate floor, wall mounted radiator, sliding concertina door to kitchen. Panelled door to:

CLOAKROOM

Close coupled WC, wash hand basin.

KITCHEN

9' 3" x 7' 11" (2.82m x 2.41m) uPVC double glazed window to rear aspect, spotlights to ceiling, range of eye level and base units with work surfaces over, tiled splash back. Built in oven and hob with extractor over, stainless steel 1 1/2 bowl sink and drainer unit, space for washing machine and fridge, wood laminate floor. Opening to:

CONSERVATORY/DINING AREA

13' 11" x 7' 6" (4.24m x 2.29m) uPVC double glazed windows to rear and side aspect, wood laminate floor, range of eye level and base units with work surfaces over, tiled splash back, space for fridge/freezer.

LOUNGE

13' 10" to wardrobes x 10' 3" (4.22m x 3.12m) (Currently used as a bedroom) Twin uPVC double glazed windows to front aspect, wood laminate floor, wall mounted radiator, coving to ceiling, fitted wardrobes to one corner.

FIRST FLOOR LANDING

Access to partially boarded loft space with ladder. Panelled doors to:

BEDROOM ONE

11' 4" x 10' 2" (3.45m x 3.1m) uPVC double glazed windows to rear aspect, wall mounted radiator, coving to ceiling, dado rail , built in cupboard with shelves.

BEDROOM TWO

10' 6" x 8' 8" (3.2m x 2.64m) uPVC double glazed window to front aspect, wall mounted radiator, fitted wardrobe, wood laminate floor.

BEDROOM THREE

7' 8" x 7' 2" (2.34m x 2.18m) uPVC double glazed windows to front aspect, wall mounted radiator, coving to ceiling.

BATHROOM

uPVC double glazed frosted window to rear aspect, wall heated towel rail, panelled shower bath with waterfall shower and hand held attachment with screen, pedestal mounted wash hand basin, close coupled WC.

OUTSIDE

REAR GARDEN

Corner plot with garden to front, side and rear, part laid to lawn with paved areas, brick built barbeque, timber pergola with plastic roof, timber shed, gated access to rear leading to:

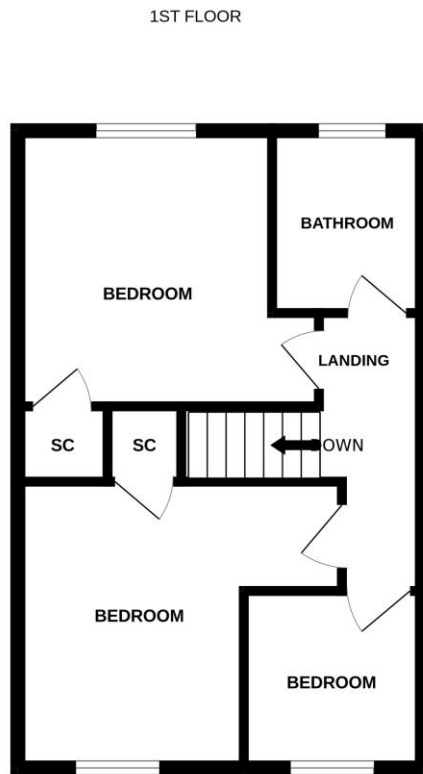
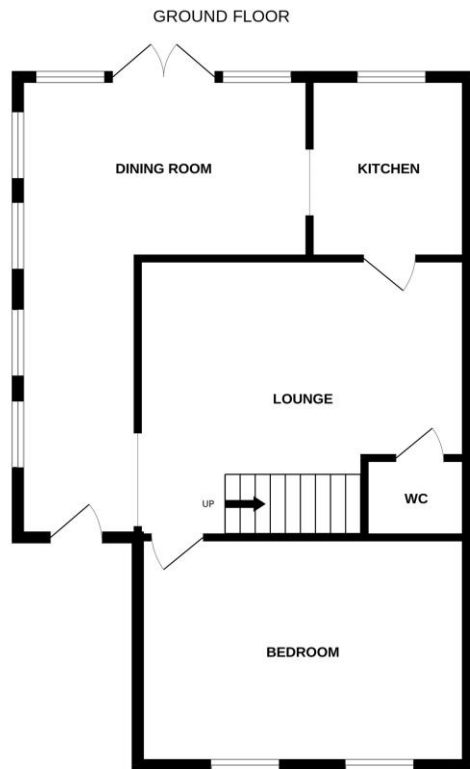
GARAGE ENBLOC

Up and over door.

FRONT GARDEN

Gated path to front door.





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 C

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	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