



**Kennedy
& Foster**

19 Parry Rise
Biggleswade
SG18 8FU
£450,000

- FOUR BEDROOM PROPERTY
- KINGS REACH DEVELOPMENT
- KITCHEN/DINING ROOM
- LOUNGE
- CLOAKROOM
- ENSUITE AND FAMILY BATHROOM
- GARAGE AND THREE PARKING SPACES
- MUST BE VIEWED



This 4 bedroom corner property has the benefit of a garage and 3 parking spaces making this property a must to view.

The property has a lovely kitchen/dining room with a bay window giving extra room, a spacious hallway, lounge with French doors to rear garden, cloakroom, 4 bedrooms, en suite and family bathroom to first floor. The property is situated on the popular Kings Reach development. Call us the sole agents to arrange your viewing.

FRONT DOOR INTO:

ENTRANCE HALL

Stairs to first floor, storage cupboard, radiator. Doors to:

LOUNGE

17' 08" x 10' 10" (5.38m x 3.3m) uPVC double glazed sash window and uPVC double glazed French doors to rear garden, two radiators.

CLOAKROOM

Low level WC, wash hand basin, radiator.

KITCHEN/DINING ROOM

17' 06" x 10' 11" max (5.33m x 3.33m) uPVC double glazed bay windows and uPVC double glazed window to side aspect, tiled floor, inset lighting, integrated fridge/freezer, integrated dish washer, space for washing machine. Built in double oven, 5 ring gas hob and extractor over, 1 1/2 bowl sink unit with mixer tap

FIRST FLOOR LANDING

Access to insulated loft, airing cupboard. Doors to:

MASTER SUITE BEDROOM

11' 7" x 10' 7" (3.53m x 3.23m) uPVC double glazed sash window, radiator. Door to:

ENSUITE

Walk in double shower with sliding door and shower over, tiled splash backs, low level WC, pedestal basin, tiled floor, frosted uPVC double glazed sash window, heated towel rail, shaver point, extractor fan.

BEDROOM TWO

10' 00" x 8' 08" (3.05m x 2.64m) uPVC double glazed sash window, radiator.

BEDROOM THREE

11' 02" max x 8' 07" max (3.4m x 2.62m) L shaped, radiator, uPVC double glazed sash window.

BEDROOM FOUR

8' 04" x 6' 08" (2.54m x 2.03m) uPVC double glazed sash window, radiator.

BATHROOM

Panelled bath with mixer tap and hand shower attachment, low level WC, pedestal basin, heated towel rail, tiled floor.

OUTSIDE

FRONT

Shrubs to front and side, pathway to front door.

REAR GARDEN

Laid to lawn, shed, gated access, paved patio, outside tap

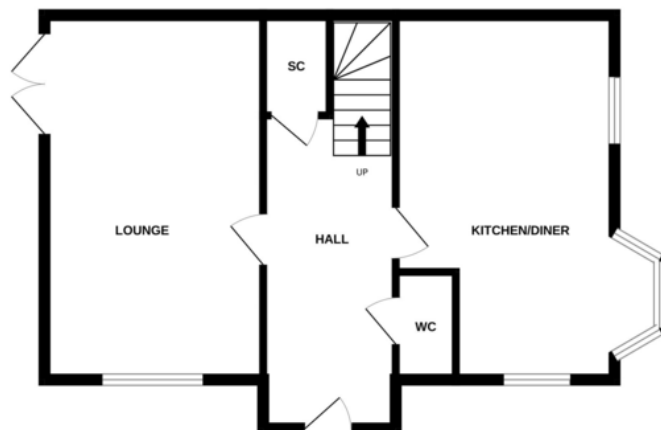
GARAGE

Up and over door.

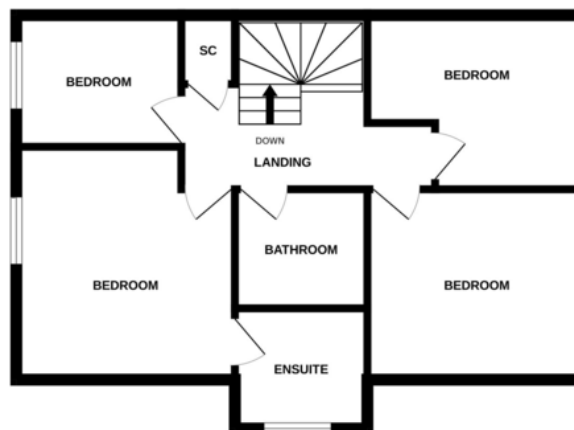
THREE ALLOCATED PARKING SPACES



GROUND FLOOR
534 sq.ft. (49.6 sq.m.) approx.



1ST FLOOR
523 sq.ft. (48.6 sq.m.) approx.



TOTAL FLOOR AREA : 1058 sq.ft. (98.2 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 D

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	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. 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.