



**Kennedy
& Foster**

18 Arnold Rise
Biggleswade
SG18 8UF
£375,000

- SEMI-DETACHED
- 3 GOOD SIZE BEDROOMS
- KITCHEN/DINER
- CLOAKROOM, EN SUITE AND FAMILY BATHROOM
- GREAT LOCATION ON POPULAR KINGS REACH DEVELOPMENT
- IDEAL FOR LOCAL AMENITIES, SCHOOLS AND COUNTRY WALKS
- GARAGE AND DRIVEWAY
- CHAIN FREE



This nicely presented 3 good size bedroom semi-detached property that is situated in a small close on the outskirts of the popular Kings Reach development yet within walking distance to local amenities, schools and country walks. The property has the benefit of a kitchen/diner, cloakroom, en suite, family bathroom, garage and long driveway. Contact K & F the sole agents to arrange your viewing.

FRONT DOOR INTO:

ENTRANCE HALL

Consumer unit, uPVC double glazed window to side, stairs to first floor landing. Door to:

LOUNGE

13' 11" x 12' 00" (4.24m x 3.66m) uPVC double glazed window to front, radiator. Door to:

INNER HALLWAY

Storage cupboard, opening to kitchen. Door to:

CLOAKROOM

Low level W.C, pedestal basin, radiator, extractor fan.

KITCHEN / DINING ROOM

15' 04" x 9' 04" (4.67m x 2.84m) uPVC double glazed window to side, uPVC double glazed window to side, uPVC double glazed French doors to rear garden. Range of wall, base and drawer units with work surface over, integrated fridge/freezer, built in double oven, gas hob and extractor fan over, 1 1/2 bowl stainless steel single drainer sink unit with mixer tap, cupboard housing boiler space for dishwasher.

FIRST FLOOR LANDING

Radiator, loft hatch, uPVC double glazed window to side. Door to:

BEDROOM ONE

12' 00" max x 9' 04" (3.66m x 2.84m) uPVC glazed window to front, radiator. Door to:

ENSUITE

Tiled shower cubicle with shower over, pedestal basin, low level W.C, frosted uPVC double glazed window to front, heated towel rail.

BEDROOM TWO

10' 10" x 8' 07" (3.3m x 2.62m) uPVC double glazed window to rear, radiator.

BEDROOM THREE

11' 07" x 6' 7" (3.53m x 2.01m) uPVC double glazed window to rear, radiator.

BATHROOM

Panelled bath with mixer tap and hand shower attachment, pedestal basin, low level W.C, heated towel rail, extractor fan.

OUTSIDE

FRONT

Path to front door, slated beds.

REAR GARDEN

Walled and fenced garden, paved patio, laid to lawn, outside tap, gated side access.

DRIVEWAY LEADING TO:

GARAGE

19' 08" x 9' 10" (5.99m x 3m) Up and over door, eaves storage .



COUNCIL TAX BAND

Tax band D

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

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OFFICE

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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.