



**Kennedy
& Foster**

10 Hitchin Road
Biggleswade
SG18 9BT
£450,000

- GORGEOUS CHARACTER SEMI
- VILLAGE LOCATION
- TWO RECEPTION ROOMS
- KITCHEN
- FIRST AND GROUND FLOOR BATHROOM
- LOG BURNER IN LOUNGE
- THREE STOREY LIVING
- PARKING



What a beautiful property. We are highly delighted to be able to introduce you to this extended character semi-detached property that offers character and charm yet with modern amenities. To compliment this 3 bedroom 3 storey home is having a first floor shower and a ground floor bathroom, 2 reception rooms, log burner, parking and a generous rear garden. Contact us, the sole agents, to arrange your viewing.

COMPOSITE FRONT DOOR INTO:

ENTRANCE HALL

Velux window, stairs to first floor. Doors to:

LOUNGE

11' 10" x 11' 04" (3.61m x 3.45m) Log burner with tiled hearth and beam over, picture rail, radiator, uPVC double glazed window to front.

DINING ROOM / FAMILY ROOM

17' 00" x 11' 01" (5.18m x 3.38m) Radiator, double doors opening to rear garden. Doors to:

BATHROOM

Freestanding double ended bath with shower attachment and freestanding tap mixer tap, wall hung basin, close coupled WC, heated towel rail, shelved recess, cupboard housing boiler.

KITCHEN

10' 9" x 8' 11" (3.28m x 2.72m) Wall, base and drawer units with work surfaces over, space for fridge/freezer and washing machine, 1 1/2 bowl unit, space for oven, tiled floor, radiator, uPVC double glazed window to rear and door to rear.

FIRST FLOOR LANDING

Door to stairs leading to second floor. Doors to:

BEDROOM

11' 10" x 11' 04" (3.61m x 3.45m) uPVC double glazed window to front, radiator, feature fireplace, built in wardrobe with hanging rail and shelving.

BEDROOM

12' 05" max x 11' 11" (3.78m x 3.63m) Radiator, uPVC double glazed window, feature fireplace, Loft hatch. Door to:

SHOWER ROOM

Walk in double shower with rain water shower over, pedestal basin, low level WC, extractor, heated towel rail, uPVC double glazed window to rear.

SECOND FLOOR

BEDROOM

19' 00" max x 10' 06" (5.79m x 3.2m) Velux windows to rear and front, radiator, sloping ceiling.

OUTSIDE

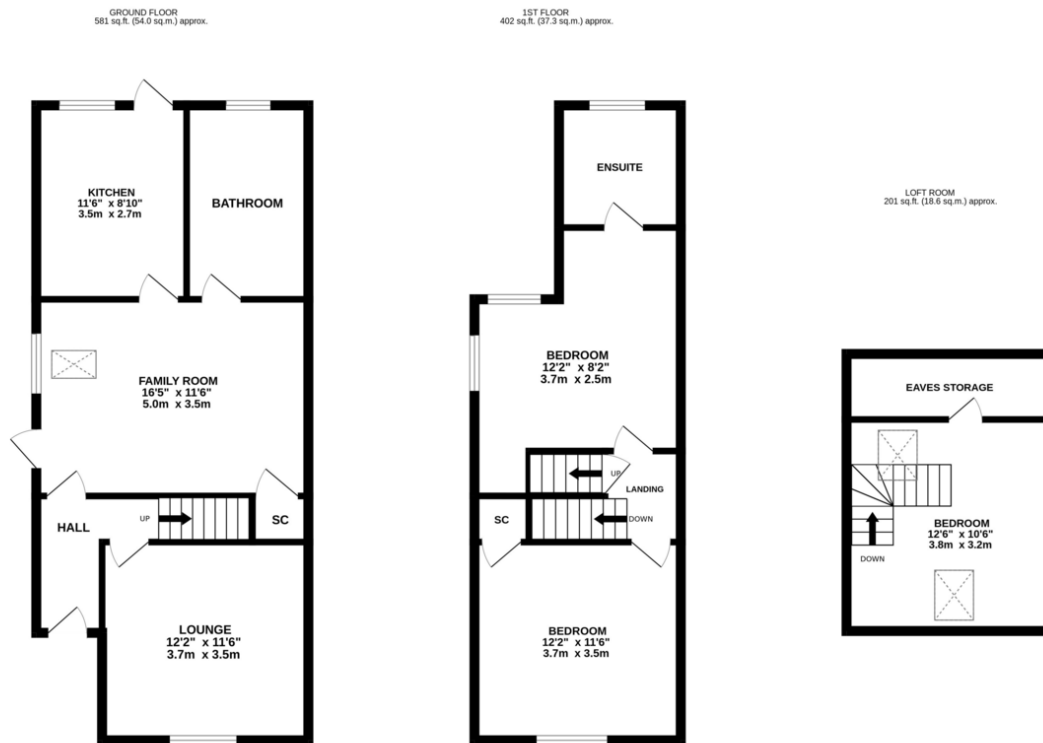
BLOCK PAVED PARKING TO FRONT

REAR GARDEN

Outside tap, shingled, laid to lawn, shed, gated side access to front.

DOUBLE OPENING GATES LEADING TO FURTHER OFF ROAD PARKING





TOTAL FLOOR AREA: 1184 sq.ft. (110.0 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 C

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 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.