



**Kennedy
& Foster**

19 Hawesmere Close

Biggleswade

SG18 8QH

£391,500

- WELL PRESENTED SEMI DETACHED
- THREE BEDROOMS
- KITCHEN/BREAKFAST ROOM
- STUDY AREA

- LOUNGE
- CONSERVATORY
- CLOAKROOM AND SHOWER ROOM
- WALKING DISTANCE TO TOWN AND TRAIN STATION



Situated within walking distance of the train station and town centre. This well presented semi detached extended property with study area, cloakroom, lounge, kitchen/breakfast room, conservatory, three bedrooms and a shower room. This lovely home must be viewed. Contact Kennedy and Foster, the Sole Agents to arrange you viewing.

COMPOSITE FRONT DOOR INTO:

ENTRANCE HALL/STUDY

Karndean floor, sky light, vertical radiator, stairs to first floor, door to rear garden, boarded loft hatch with light. Door to:

STORAGE (FORMALLY PART OF GARAGE)

7' 10" x 7' 3" (2.39m x 2.21m) Space for tumble dryer, power and light.

CLOAKROOM

Glass bowel sink with mixer tap over, close coupled WC, extractor fan, vertical radiator, Karndean floor.

LOUNGE

15' 02" x 11' 04" (4.62m x 3.45m) Radiator, uPVC double glazed window to front, coving to ceiling. Electric log effect fire place with live flame effect, Quartz surround and wooden mantle over. Door to:

KITCHEN

14' 07" x 10' 08" (4.44m x 3.25m) Wall, base and drawer units with work surface over, Karndean floor, integrated fridge, space for dishwasher and washing machine, stainless steel single drainer sink unit with mixer tap, oven and gas hob with extractor, uPVC double glazed window to rear. Opening to:

CONSERVATORY

9' 02" x 8' 3" (2.79m x 2.51m) Karndean under floor heating, glass lantern, bi fold doors to rear garden.

FIRST FLOOR LANDING

access to loft hatch with boarding and light, uPVC double glazed window to side.

BEDROOM ONE

12' 06" x 8' 05" (3.81m x 2.57m) Radiator, uPVC double glazed window to front, fitted bedroom furniture.

BEDROOM TWO

8' 05" x 10' 09" (2.57m x 3.28m) Fitted wardrobes with sliding mirrored door, radiator, uPVC double glazed window to rear.

BEDROOM THREE

7' 0" x 5' 11" and 9' 07" ? (2.13m x 1.8m) Cupboard with hanging rail, radiator, uPVC double glazed window to front.

SHOWER ROOM

Low level WC, shower cubicle with rainwater shower over and hand attachment, wash hand basin, Karndean floor, uPVC double glazed window to rear, vertical radiator.

OUTSIDE

FRONT GARDEN

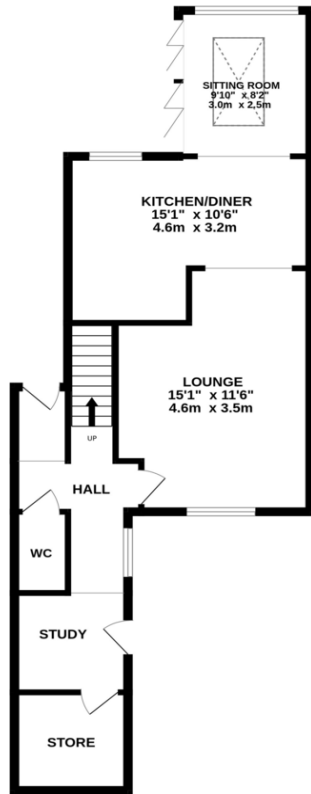
Shingle, lawn, pathway to front door, parking to front.

REAR GARDEN

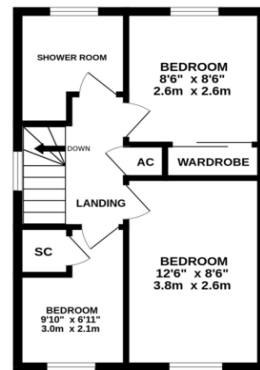
Electric 2 sockets, flower and shrubs, outside tap, shed, artificial lawn.



GROUND FLOOR
605 sq.ft. (56.2 sq.m.) approx.



1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 970 sq.ft. (90.1 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	75 C	79 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.