



**Kennedy
& Foster**

4 Tedder Avenue

Henlow

SG16 6HL

£325,000

- TERRACED FAMILY HOME
- THREE GOOD SIZE BEDROOMS
- 19FT LOUNGE/DINER
- DESIRABLE VILLAGE LOCATION

- DOUBLE GLAZING AND GAS RADIATOR HEATING
- CLOSE TO OPEN FIELDS, PLAYING FIELD AND PARK
- LARGE WEST FACING GARDEN
- OFF ROAD PARKING



Located very close to open fields, a park and playing field, this family home must be viewed to be appreciated. Offering three good size bedrooms, a 19ft lounge/diner with French doors opening on to a west facing garden. This family home also benefits from double glazing, gas radiator heating and off road parking. Contact Kennedy & Foster the Sole Agents to arrange your viewing.

UPVC DOUBLE GLAZED FRONT DOOR INTO:

ENTRANCE HALL

Stairs to first floor with recess under, uPVC double glazed window to front, radiator, shelved cupboard. Doors to:

LOUNGE/DINER

19' 9" x 10' 04" (6.02m x 3.15m) uPVC double glazed French doors and uPVC double glazed window to rear, feature fireplace with tiled hearth and wood shelf over.

KITCHEN

14' 06" x 7' 04" (4.42m x 2.24m) Wall, base and drawer units with work surfaces over, space for cooker, washing machine and dishwasher. 1 1/2 bowl stainless steel sink unit with mixer tap, radiator, uPVC double glazed window to front and uPVC double glazed door to front. Opening to storage area with space for fridge/freezer.

FIRST FLOOR LANDING

uPVC double glazed window to front. Doors to:

BEDROOM ONE

11' 10" x 11' 0" (3.61m x 3.35m) Built in double wardrobe with hanging rail, loft hatch access, radiator, uPVC double glazed window to rear, airing cupboard with cylinder and shelving.

BEDROOM TWO

11' 08" x 8' 11" Plus door recess (3.56m x 2.72m) Radiator, uPVC double glazed window to rear, built in double cupboard with hanging rail.

BEDROOM THREE

8' 11" x 8' 08" max (2.72m x 2.64m) Radiator, uPVC double glazed window to front, built in cupboard.

BATHROOM

Bath with shower over, wash hand basin, radiator, frosted uPVC double glazed window to front.

SEPARATE WC

WC, uPVC double glazed window to front.

OUTSIDE

FRONT

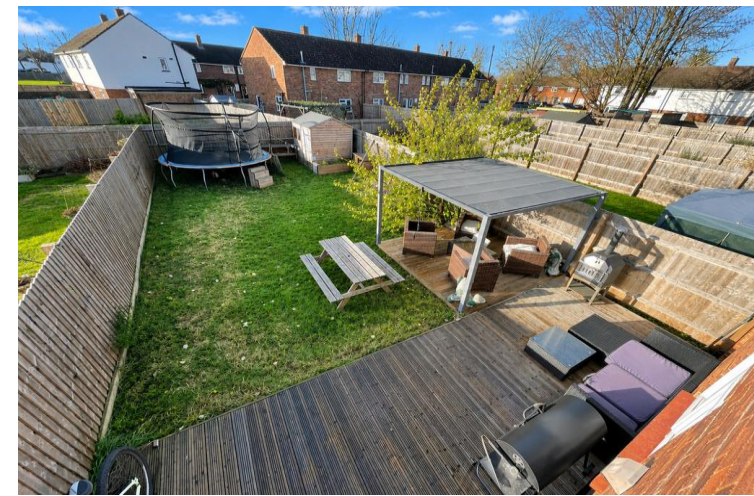
Block paved parking to front.

REAR GARDEN

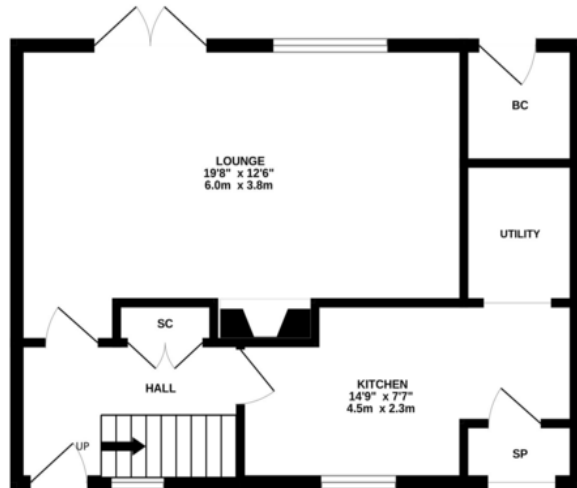
Decked patio area, shed, metal pergola, mainly laid to lawn, tree.

AGENTS NOTES

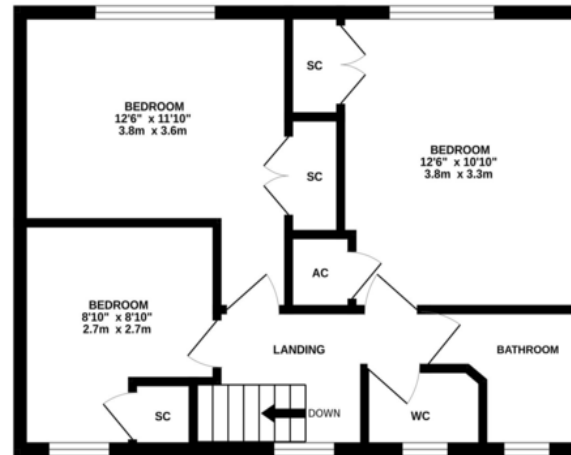
There is an estate charge of £50 per month.



GROUND FLOOR
446 sq.ft. (41.4 sq.m.) approx.



1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 898 sq.ft. (83.4 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		84 B
69-80	C	70 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.