



**Kennedy
& Foster**

22 Whittle Drive
Biggleswade
SG18 8GF
£315,000

- TWO DOUBLE BEDROOMS
- 22FT OPEN PLAN LIVING
- CLOAKROOM
- UTILITY CUPBOARD
- ENSUITE & BATHROOM
- POPULAR KINGS REACH DEVELOPMENT
- NO UPWARD CHAIN
- ALLOCATED PARKING



Offered for sale with no upward chain, this two bedroom home is located on the Kings Reach. Offering 22ft open plan living/kitchen area, cloakroom, utility cupboard, two double bedrooms, ensuite and allocated parking. Early viewing is advised to avoid disappointment.

FROSTED DOUBLE GLAZED COMPOSITE FRONT DOOR INTO:

HALLWAY

Tiled floor, frosted double glazed window panel to front aspect, wall mounted radiator. Built in cupboard housing wall mounted boiler, fitted work surface with space for washing machine under, glazed panel door into living area. Panelled door to:

CLOAKROOM

Frosted uPVC double glazed window to front, close coupled WC, pedestal mounted wash hand basin with tiled splash back, wall mounted radiator, tiled floor.

OPEN PLAN LIVING AREA

22' 11" x 13' 0" (6.99m x 3.96m) Stairs to first floor, uPVC double glazed French doors opening onto decking. Range of fitted eye level and base units with wood effect work surface over, tiled splash back, 1 1/2 bowl sink and drainer unit, fitted oven with gas hob and extractor over. Space for fridge/freezer, integrated dishwasher, tiled floor to kitchen/dining area, wood laminate floor to living area, recess spotlights to ceiling, wall mounted radiator.

FIRST FLOOR LANDING

Access to loft space, wall mounted radiator. Panelled doors to:

BEDROOM

9' 10" x 9' 9" (3m x 2.97m) uPVC double glazed window to rear aspect, wall mounted radiator, fitted double wardrobes with sliding doors. Panelled door to:

ENSUITE

Shower unit, pedestal mounted wash hand basin, close coupled WC, tiled splash back, tiled floor, wall mounted radiator.

BEDROOM

13' 0" (narrowing to 9' 6") x 8' 4" (3.96m x 2.54m) uPVC double glazed window to front aspect, wall mounted radiator.

BATHROOM

Panelled bath with shower and screen, close coupled WC, pedestal mounted wash hand basin, tiled splash back, wall mounted radiator, tiled floor.

OUTSIDE REAR

Decking with step down to garden, mainly laid to lawn, with patio area and hard standing for shed. Enclosed timber panel fencing.

FRONT

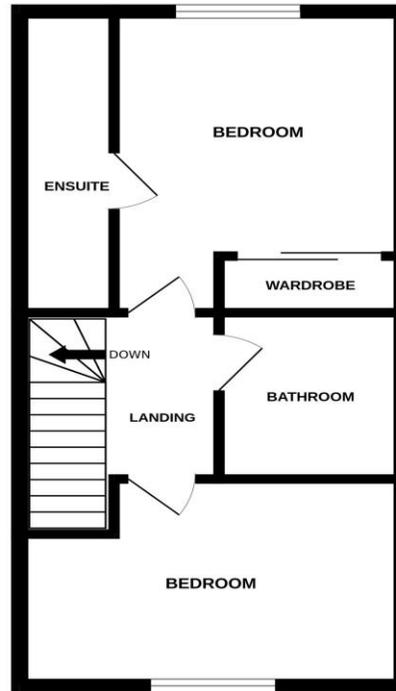
Allocated parking for one vehicle.
Visitor spaces available.



GROUND FLOOR
367 sq.ft. (34.1 sq.m.) approx.



1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA : 735 sq.ft. (68.3 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		86 B
69-80	C	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.