





Kennedy & Foster

1 Sandy View

Biggleswade

SG18 0HS

£439,995

- EXTENDED FOUR BEDROOM SEMI
- AN AMAZING KITCHEN WITH ISLAND
- UTILITY ROOM
- SPACIOUS LOUNGE
- CLOAKROOM AND FAMILY BATHROOM
- GARAGE AND SIDE BY SIDE PARKING
- CUL DE SAC LOCATION
- CHAIN FREE







This extended four bedroom semi detached property with garage and parking is being offered CHAIN FREE and must be viewed to appreciate the accommodation on offer which includes: lounge, kitchen/dining room, inner hall way, utility, cloakroom, four bedrooms and a bathroom. Contact Kennedy & Foster the Sole Agents to arrange a viewing.

FRONT DOOR INTO:

PORCH
Coat hooks, cupboard housing consumer and electric meter. Door to:

LOUNGE
15' 08" x 11' 11" Widening to 15' 08" (4.78m x 3.63m) uPVC double glazed window to front, stairs to first floor, radiator. Opening to:

KITCHEN/DINING ROOM
19' 9" x 15' 8" (6.02m x 4.78m) Soft closing wall, base and drawer units with work surface over, 1 1/2 stainless steel single drainer sink unit, space for fridge/freezer, pull out larder, cooker with stainless steel hood, gas hob. ISLAND with further range of matching units under, sky lights, vertical radiator, double glazed window to rear and patios doors to rear garden. Door to:

INNER LOBBY
Storage cupboard housing boiler. Doors to:

INNER HALLWAY
Door to garage, cupboard housing combi boiler.

UTILITY
6' 7" x 5' 11" (2.01m x 1.8m) Wall and base units with work surfaces over, stainless steel single drainer sink unit with mixer tap, tiled flooring, space for washing machine and tumble dryer, laundry shoot, uPVC double glazed window to rear.

CLOAKROOM
WC, wash hand basin, tiled floor, radiator, extractor.

FIRST FLOOR LANDING
Access to loft, radiator. Doors to:

BEDROOM ONE
21' 10" x 9' 6" (6.65m x 2.9m) Two vertical radiators, uPVC double glazed window to front, Velux windows, radiator.

BEDROOM TWO
11' 6" x 9' 2" (3.51m x 2.79m) uPVC double glazed window to front, radiator.

BEDROOM THREE
9' 5" x 9' 1" (2.87m x 2.77m) uPVC double glazed window to rear, built in recess with hanging rail and overhead storage.

BEDROOM FOUR
7' 3" x 6' 2" (2.21m x 1.88m) uPVC double glazed window to front, radiator.

BATHROOM
Three piece suite which includes 'P' shaped bath with shower over, WC, wash hand basin, heated towel rail, uPVC double glazed window to rear.

OUTSIDE

BLOCK PAVED DRIVEWAY LEADING TO:

GARAGE
16' 9" x 7' 10" (5.11m x 2.39m) Up and over door, power and light, door leading to hallway.

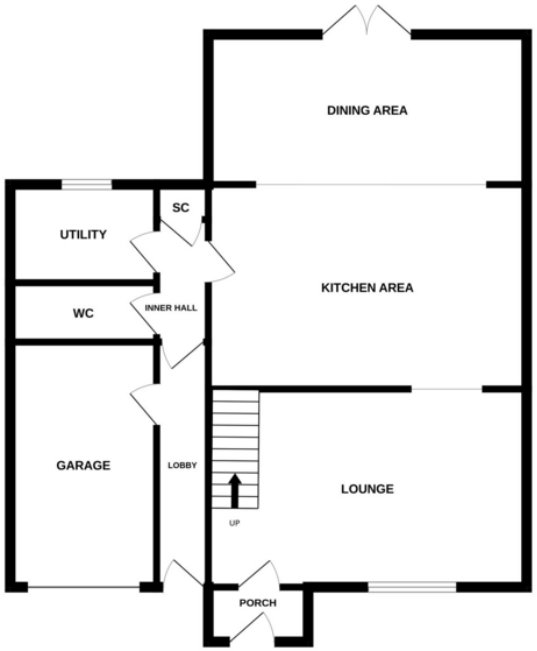
REAR GARDEN
Paved patio area, laid to lawn, shrubs.



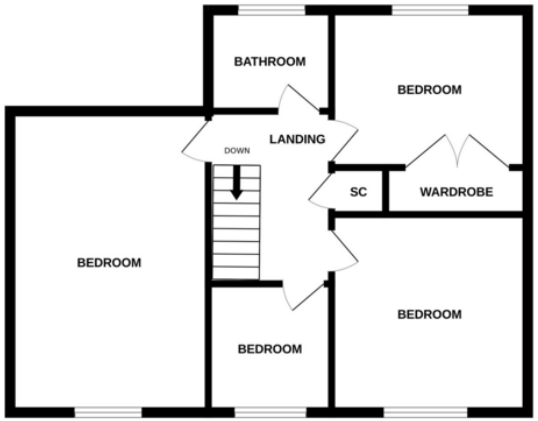




GROUND FLOOR



1ST FLOOR



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

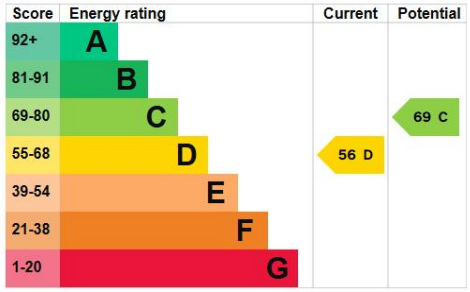
Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council



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2 Market House
Market Square
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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.