



**Kennedy
& Foster**

106 Mead End
Biggleswade
SG18 8JU

Guide Price £400,000 - £410,000

- EXTENDED CORNER SEMI DETACHED
- 3 BEDROOMS
- KITCHEN/BREAKFAST ROOM
- EXTENDED LOUNGE/DINING ROOM
- CLOAKROOM AND BATHROOM
- IDEAL LOCATION FOR TRAIN STATION, TOWN CENTRE AND SCHOOLS
- GARDENS
- DRIVEWAY FOR APPROX. FOUR CARS



Situated in this ideal location within easy reach of train station, town centre and schools this corner extended semi detached property that has the benefit of very spacious lounge/dining room, kitchen/breakfast room, downstairs cloakroom, 3 bedrooms and bathroom. To compliment this lovely home is driveway for approx. 4 cars, garden with a cabin ideal office/games room etc. Contact K & F the sole agents to arrange your viewing.

FRONT DOOR INTO:

ENTRANCE PORCH

Mosaic tiled flooring, uPVC double glazed window to side, uPVC double glazed door to:

ENTRANCE HALL

Radiator, coving to ceiling, stairs to first floor, understairs storage cupboard, uPVC double glazed window to side. Doors to:

CLOAKROOM

W.C, wash hand basin, frosted uPVC double glazed window to side, radiator.

LOUNGE/DINING ROOM

24' 00" x 19' 04" max (7.32m x 5.89m) Dual aspect uPVC double glazed windows, dining area with plinth lights and two radiators.

KITCHEN/BREAKFAST ROOM

11' 06" x 11' 03" (3.51m x 3.43m) Wall, base and drawer units with work surfaces over. Space for dishwasher, washing machine and fridge/freezer, cooker with extractor hood, stainless steel single drainer sink unit, radiator uPVC double glazed window and door to rear garden

FIRST FLOOR LANDING

Access to partially boarded loft, uPVC double glazed window to side, airing cupboard with cylinder and shelving. Doors to:

BEDROOM

11' 04" x 9' 11" to front of wardrobe (3.45m x 3.02m) Two uPVC double glazed window to rear, radiator, built in wardrobes along one wall with mirrored sliding doors, built in cupboard with hanging rail.

BEDROOM

12' 01" x 10' 0" (3.68m x 3.05m) Two uPVC double glazed windows to side, radiator, double wardrobe with hanging rail.

BEDROOM

9' 01" x 8' 0" (2.77m x 2.44m) Radiator, uPVC double glazed window to side, built in cupboard.

BATHROOM

'P' shaped bath with rainwater shower over and hand attachment shower, low level W.C, wash hand basin with mixer tap and cupboard under, heated towel rail, frosted uPVC double glazed window to rear.

OUTSIDE

FRONT & SIDE GARDEN

Block paved pathway to front, lawn and shrubs to side, gated side access.

REAR GARDEN

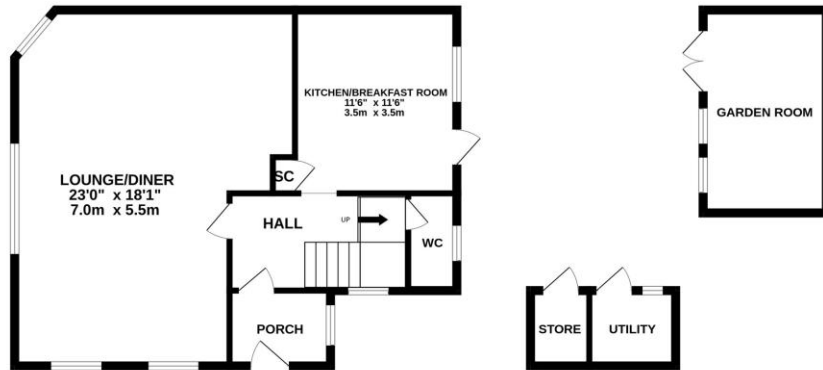
Block paved patio, outside tap, shed, rendered BBQ area

Brick built outbuilding : 9' 01 x 5' 04" - power and light, storage.

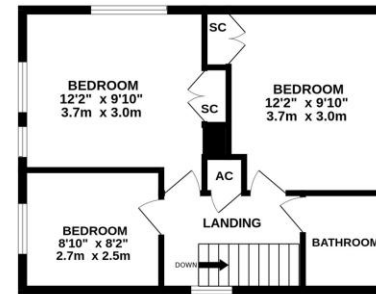
Lodge: 17' 04" x 10' 10" - Ideal for games room/office, insulation to floor and roof, power and wifi.



GROUND FLOOR
781 sq.ft. (72.6 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA: 1217 sq.ft. (113.1 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	73 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.