



**Kennedy  
& Foster**

19 Hawesmere Close

Biggleswade

SG18 8QH

**£399,950**

- 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**

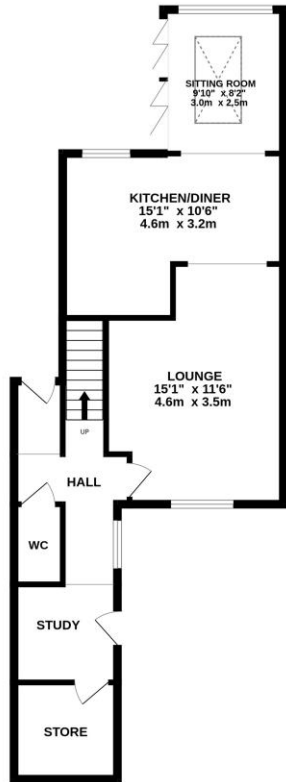
Shingle, lawn, pathway to front door, parking to front.

#### **REAR GARDEN**

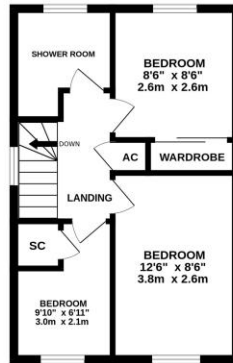
Electric 2 sockets, flower and shrubs, outside tap, shed, artificial lawn.



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

## OFFICE

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