



**Kennedy  
& Foster**

18 Arnold Rise  
Biggleswade  
SG18 8UF  
**£375,000**

- SEMI-DETACHED
- 3 GOOD SIZE BEDROOMS
- KITCHEN/DINER
- CLOAKROOM, EN SUITE AND FAMILY BATHROOM
- GREAT LOCATION ON POPULAR KINGS REACH DEVELOPMENT
- IDEAL FOR LOCAL AMENITIES, SCHOOLS AND COUNTRY WALKS
- GARAGE AND DRIVEWAY
- CHAIN FREE



This nicely presented 3 good size bedroom semi-detached property that is situated in a small close on the outskirts of the popular Kings Reach development yet within walking distance to local amenities, schools and country walks. The property has the benefit of a kitchen/diner, cloakroom, en suite, family bathroom, garage and long driveway. Contact K & F the sole agents to arrange your viewing.

#### **FRONT DOOR INTO:**

#### **ENTRANCE HALL**

Consumer unit, uPVC double glazed window to side, stairs to first floor landing. Door to:

#### **LOUNGE**

13' 11" x 12' 00" (4.24m x 3.66m) uPVC double glazed window to front, radiator. Door to:

#### **INNER HALLWAY**

Storage cupboard, opening to kitchen. Door to:

#### **CLOAKROOM**

Low level W.C, pedestal basin, radiator, extractor fan.

#### **KITCHEN / DINING ROOM**

15' 04" x 9' 04" (4.67m x 2.84m) uPVC double glazed window to side, uPVC double glazed window to side, uPVC double glazed French doors to rear garden. Range of wall, base and drawer units with work surface over, integrated fridge/freezer, built in double oven, gas hob and extractor fan over, 1 1/2 bowl stainless steel single drainer sink unit with mixer tap, cupboard housing boiler space for dishwasher.

#### **FIRST FLOOR LANDING**

Radiator, loft hatch, uPVC double glazed window to side. Door to:

#### **BEDROOM ONE**

12' 00" max x 9' 04" (3.66m x 2.84m) uPVC glazed window to front, radiator. Door to:

#### **ENSUITE**

Tiled shower cubicle with shower over, pedestal basin, low level W.C, frosted uPVC double glazed window to front, heated towel rail.

#### **BEDROOM TWO**

10' 10" x 8' 07" (3.3m x 2.62m) uPVC double glazed window to rear, radiator.

### **BEDROOM THREE**

11' 07" x 6' 7" (3.53m x 2.01m) uPVC double glazed window to rear, radiator.

### **BATHROOM**

Panelled bath with mixer tap and hand shower attachment, pedestal basin, low level W.C, heated towel rail, extractor fan.

### **OUTSIDE**

#### **FRONT**

Path to front door, slated beds.

#### **REAR GARDEN**

Walled and fenced garden, paved patio, laid to lawn, outside tap, gated side access.

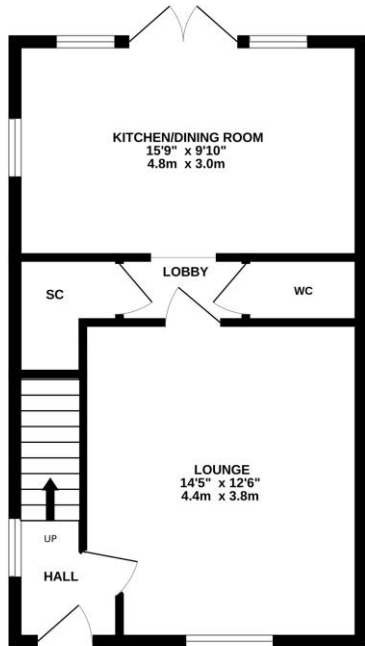
### **DRIVEWAY LEADING TO:**

#### **GARAGE**

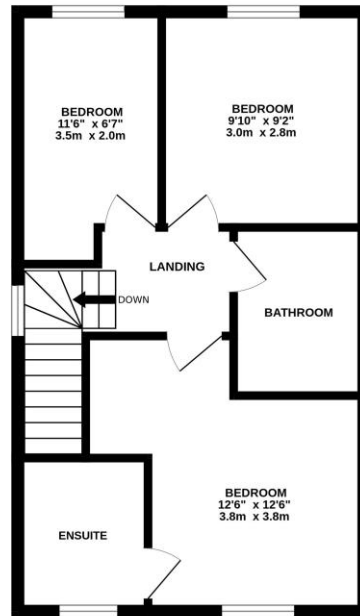
19' 08" x 9' 10" (5.99m x 3m) Up and over door, eaves storage .



GROUND FLOOR  
431 sq.ft. (40.1 sq.m.) approx.



1ST FLOOR  
431 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA: 862 sq.ft. (80.1 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 D

### TENURE

Freehold

### LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	85 B
69-80	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.