



**Kennedy  
& Foster**

25 Thames Bank

Biggleswade

SG18 8NW

**£467,500**

- FOUR BEDROOM SEMI DETACHED
- WELL PRESENTED THROUGHOUT
- CLOAKROOM
- KITCHEN / BREAKFAST ROOM
- LOUNGE/DINING ROOM
- ENSUITE
- GARAGE AND DRIVEWAY
- LOCATED ON THE EDGE OF THE KINGS REACH DEVELOPMENT



Situated in an ideal location on the edge of the Kings Reach Development, this four bedroom well presented semi detached property, built by Taylor Wimpy to the Easton Design. This lovely home comprises of Entrance hall, cloakroom, kitchen/breakfast room, lounge/dining room, en suite and master bedroom to the second floor. To compliment this lovely property is a garage & driveway next to the property and the location overlooking a green area. Contact Kennedy & Foster The Sole Agents to arrange your viewing.

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

#### **ENTRANCE HALL**

Tiled floor, stairs to first floor landing with recess under, consumer unit, radiator, storage cupboard, doors to:

#### **KITCHEN/BREAKFAST ROOM**

11' 02" x 10' 07" (3.4m x 3.23m) Wall, base & drawer units with worksurfaces over, integrated fridge freezer, dishwasher and washing machine. Built in double oven, gas hob and extractor hood over. 1 1/2 bowl Stainless steel single drainer sink unit with mixer tap, cupboard housing boiler, double radiator, tiled floor, uPVC double glazed window to front.

#### **CLOAKROOM**

Low level W.C, pedestal basin, wall tiling to half height, tiled floor, heated towel rail.

#### **LOUNGE/DINING ROOM**

16' 00" x 14' 06" (4.88m x 4.42m) uPVC double glazed French doors to rear garden, radiator, TV point.

#### **FIRST FLOOR LANDING**

Built in storage cupboard, airing cupboard with cylinder and shelving, radiator, doors to:

#### **BEDROOM TWO**

10' 8" x 8' 11" (3.25m x 2.72m) Radiator, uPVC double glazed window to front.

#### **BEDROOM THREE**

11' 00" x 9' 09" (3.35m x 2.97m) uPVC double glazed window to rear, radiator.

#### **BEDROOM FOUR**

11' 00" x 5' 10" (3.35m x 1.78m) uPVC double glazed window to rear, radiator.

## BATHROOM

Tiled surround panelled bath with shower over bath, low level W.C, pedestal / basin. Extractor fan.

## FRONT LANDING

Radiator, uPVC double glazed window to front, stairs leading to:

## MASTER SUITE

19' 02" into bay (5.84m x 0m) Built in wardrobe with sliding part mirrored doors, uPVC double glazed Velux window to rear, double radiator, door to:

## ENSUITE

Fully tiled double shower with shower over, low level W.C, pedestal basin, heated towel rail, tiled floor, shaver point, uPVC double glazed Velux window.

## OUTSIDE

### FRONT

Laid to lawn, driveway with parking for two cars, leading to:

### GARAGE

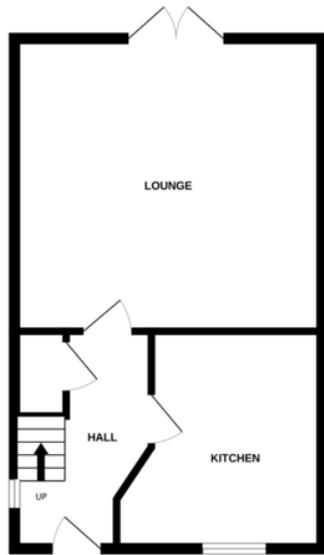
19' 08" x 9' 9" (5.99m x 2.97m) Up & over door, power & light, spacious loft with retractable ladder and light. personnel door into:

### REAR GARDEN

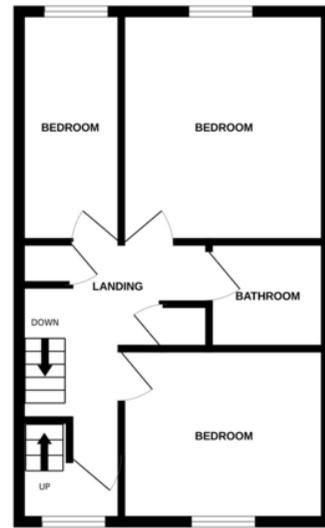
Extended patio, laid to lawn, outside tap, electric point, shed, shrubs.



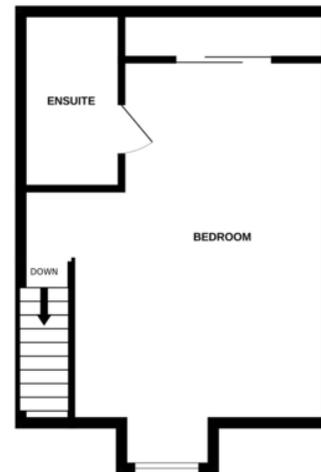
GROUND FLOOR



1ST FLOOR



2ND 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 D

## TENURE

Freehold

## LOCAL AUTHORITY

Central Bedfordshire Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		94
(81-91)	<b>B</b>	85	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## OFFICE

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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.