



**Kennedy
& Foster**

25 Presland Drive
Biggleswade
SG18 0FU

Guide Price £400,000 - £425,000

- OPEN DAY - SATURDAY 4TH JULY (BY APPOINTMENT ONLY)
- THREE GOOD SIZE BEDROOMS TOWN HOUSE
- POPULAR ST ANDREWS PARK DEVELOPMENT
- LOUNGE WITH BAY WINDOW
- 4 PIECE BATHROOM AND CLOAKROOM WITH UTILITY
- MASTER SUITE WITH DRESSING AREA AND EN SUITE
- DRIVEWAY LEADING TO SPACIOUS GARAGE AND POTENTIAL OFFICE
- WEST FACING REAR GARDEN



GUIDE PRICE £400,000 - £425,000.

OPEN DAY - SATURDAY 4TH JULY BY APPOINTMENT ONLY, OTHER DATES AND TIMES AVAILABLE.

This well presented 3 bedroom town house offers good size three storey living and is to be found on the very popular St Andrews Park development. The property has many desirable features to include bay window in lounge, stunning kitchen /dining room, utility and cloakroom, 4 piece bathroom, dressing area and en suite to the master bedroom. A real gem to this property is a driveway for 2/3 cars, 19ft garage leading to a storage/office and a personnel door and pathway to west facing rear garden. Contact Kennedy & Foster, the sole agents to arrange your viewing.

FRONT DOOR INTO:

ENTRANCE HALL

Stairs to first floor landing, panelling to half height.

Doors to:

LOUNGE

15' 00" x 11' 08" (4.57m x 3.56m) uPVC double glazed bay window to front, two radiators, acoustic panelling, understairs storage cupboard. Door to:

KITCHEN/DINING ROOM

12' 07" x 11' 11" (3.84m x 3.63m) Soft closing wall, base and drawer units with work surface over, 1 1/2 bowl sink unit with mixer tap, built in dishwasher and fridge/freezer, built in oven, ceramic hob and extractor hood over, radiator, uPVC double glazed French doors to rear garden. Sliding door to:

UTILITY ROOM

Space for washing machine, clothes rail, cupboard housing boiler, base unit with work surface over. Bi fold door to:

CLOAKROOM

Low level WC, wash hand basin, radiator, extractor fan.

FIRST FLOOR LANDING

Panelling to half height, stairs to second floor, storage cupboard, uPVC double glazed window to front, radiator. Doors to:

BEDROOM TWO

12' 9" x 8' 6" (3.89m x 2.59m) Built in wardrobes with mirrored sliding door, radiator, uPVC double glazed window to rear.

BEDROOM THREE

11' 9" x 8' 8" (3.58m x 2.64m) uPVC double glazed window to front, radiator.

4 PIECE BATHROOM

Panelled bath with mixer tap and shower over, fully tiled shower cubicle, low level WC, wash hand basin, heated towel rail, uPVC double glazed window to rear.

SECOND FLOOR

Door to:

MASTER SUITE

22' 1" x 15' 8" (6.73m x 4.78m)

BEDROOM AREA

Storage cupboard, built in triple wardrobe with mirrored sliding doors, radiator, uPVC double glazed window to front.

DRESSING ROOM

Velux window, radiator. Door to:

ENSUITE

Tiled double shower with shower over, low level WC, heated towel rail, wash hand basin, shaver point.

FRONT GARDEN

Resin patio to front door, half height brick wall.

DRIVEWAY FOR 2/3 CARS

Leading to:

GARAGE

19' 7" x 10' 10" (5.97m x 3.3m) Power and light , up and over door, eaves storage. Opening to:

OFFICE/STORAGE

10' 00" x 6' 07" (3.05m x 2.01m) Power and light, eaves storage, door to pathway leading to rear.

REAR GARDEN

Paved patio, outside tap, artificial lawn, gated access leading to personnel door to garage.

AGENT NOTES

Estate Charge Approximately £199.49 per annum



COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.