



**Kennedy
& Foster**

7 Wilsheres Road
Biggleswade
SG18 0BU

- WELL PRESENTED DETACHED
- POPULAR FAIRFIELD DEVELOPMENT
- THREE BEDROOMS
- KITCHEN/ DINING ROOM
- LOUNGE
- CLOAKROOM AND BATHROOM
- GARAGE AND PARKING
- APPROX 70 FT REAR GARDEN

Guide Price £465,000 - £475,000



This very well presented detached property with approx. 70 ft rear garden is situated on the popular Fairfield Development and within walking distance of country walks. This gorgeous home has a lounge, downstairs cloakroom, kitchen/dining room, 3 bedrooms, bathroom. To compliment the property is parking and garage and a fantastic rear garden. Contact Kennedy & Foster, the Sole Agents to arrange a viewing.

FRONT DOOR INTO:

ENTRANCE HALL

LVT flooring, stairs to first floor with cupboard under, radiator. Door to:

CLOAKROOM

Low level WC, wash hand basin, heated towel rail, frosted uPVC double glazed window to front, LVT flooring.

LOUNGE

13' 11" x 11' 11" max (4.24m x 3.63m) uPVC double glazed window to front, vertical radiator, open fireplace with tiled hearth.

KITCHEN/DINING ROOM

18' 08" x 9' 02" (5.69m x 2.79m) Wall, base and drawer units with work surfaces over. Oven, induction hob and extractor over, built in dishwasher, 1 1/2 bowl sink bowl, space for American style fridge/freezer, uPVC double glazed window to rear and side, uPVC double glazed French doors to rear garden. LVT flooring, pantry cupboard with shelving and light.

FIRST FLOOR LANDING

uPVC double glazed window to side, linen cupboard housing combi boiler.

BEDROOM

12' 00" to front of wardrobes x 10' 00" (3.66m x 3.05m) Fitted two double wardrobes with hanging rail and drawers, radiator, uPVC double glazed window to front.

BEDROOM TWO

12' 00" x 9' 01" (3.66m x 2.77m) uPVC double glazed window to rear, radiator, loft hatch.

BEDROOM THREE

8' 08" x 7' 09" (2.64m x 2.36m) uPVC double glazed window to front, radiator.

BATHROOM

Bath with shower screen, mixer tap, shower attachment, pedestal basin, low level WC, heated towel rail, frosted uPVC double glazed window to rear.

OUTSIDE

FRONT

Lawn, shingled driveway and path to front door, two gated side access.

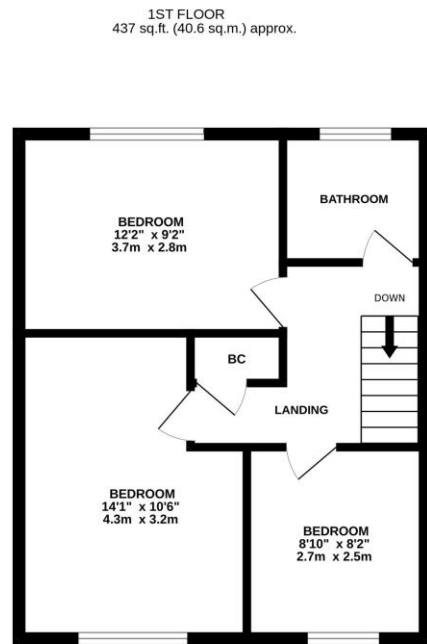
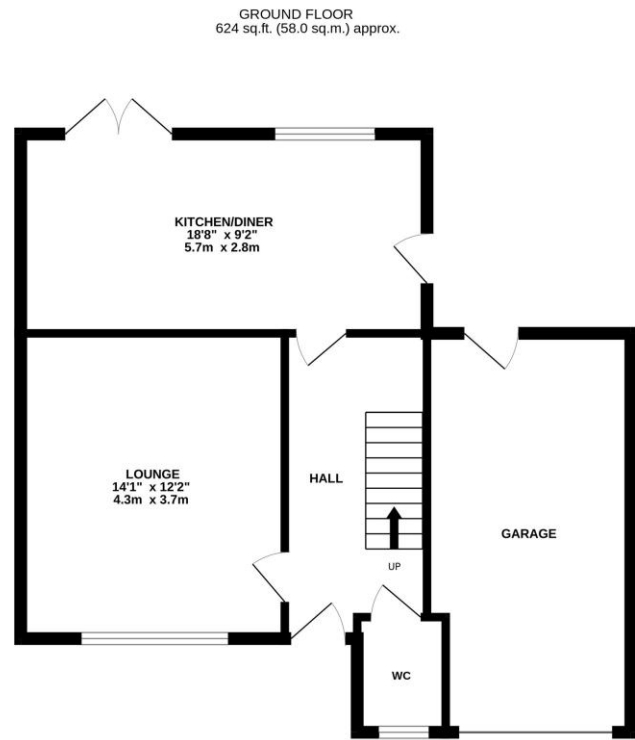
GARAGE

17' 10" x 8' 08" (5.44m x 2.64m) Up and over door, shelving, plumbing for washing machine and dryer. Personnel door to:

REAR GARDEN (APPROX. 70' X 36')

Extended paved patio, paved pathway, lawns, raised beds, outside tap, electric points, gated side access to both sides, walled and fenced garden, base for shed, personnel door to gate.





TOTAL FLOOR AREA: 1061 sq.ft. (98.6 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		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

OFFICE
2 Market House
Market Square
Biggleswade
Bedfordshire SG18 8AQ

T: 01767 601122
E: sales@kennedyfoster.co.uk

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