



**Kennedy
& Foster**

14 Windmill View

Biggleswade

SG18 8WP

£339,950

- PRICED TO SELL
- THREE BEDROOM SEMI DETACHED
- CHAIN FREE
- CUL-DE SAC LOCATION

- CLOAKROOM & FAMILY BATHROOM
- WALKING DISTANCE OF TRAIN STATION AND TOWN CENTRE
- GENEROUS SIZE GARDEN
- GARAGE AND DRIVEWAY



PRICED TO SELL.

Situated in a small close within walking distance of the town centre and train station this 3 bedroom semi-detached house has the benefit of a downstairs cloakroom, kitchen/diner, 3 bedrooms, garage and driveway. This lovely property is being offered chain free.

FRONT DOOR INTO:

ENTRANCE HALL

Consumer unit, radiator. Doors to:

CLOAKROOM

Low level WC, washing hand basin, frosted uPVC double glazed window to side, radiator.

LOUNGE

15' 10" x 10' 10" (4.83m x 3.3m) Stairs to first floor, understairs cupboard, radiator, coving to ceiling, uPVC double glazed window to front. Double doors to:

KITCHEN/DINER

14' 10" x 8' 00" (4.52m x 2.44m) Wall, base and drawer units with work surfaces over, built in double oven, gas hob with extractor over, space for washing machine, dish washer and fridge/freezer. 1 1/2 bowl sink unit with mixer tap, uPVC double glazed window to rear and uPVC double glazed French doors to garden.

FIRST FLOOR LANDING

Access to partially boarded loft, coving to ceiling, radiator, cupboard with shelving, uPVC double glazed window to side. Doors to:

BEDROOM ONE

12' 00" x 8' 8" (3.66m x 2.64m) Built in double cupboard with hanging rail, uPVC double glazed window to rear, radiator.

BEDROOM TWO

10' 01" x 8' 4" (3.07m x 2.54m) uPVC double glazed window to front, radiator, built in double cupboard with hanging rail.

BEDROOM THREE

8' 2" x 5' 11" (2.49m x 1.8m) uPVC double glazed window to rear, radiator.

BATHROOM

Panelled bath with shower over, pedestal basin, low level WC, shaver point, radiator, uPVC double glazed window to front.

OUTSIDE

FRONT

Shrubs.

DRIVEWAY LEADING TO:

GARAGE

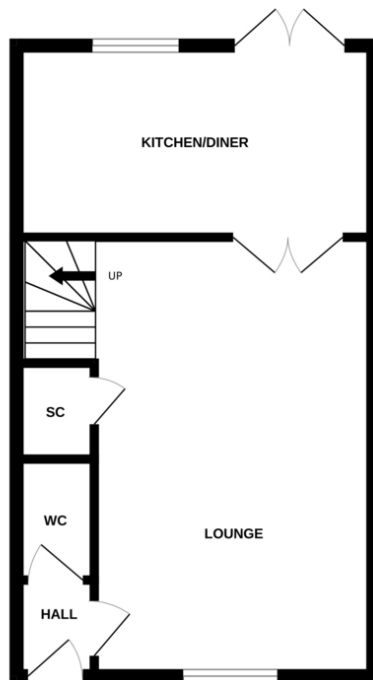
17' 5" x 8' 2" (5.31m x 2.49m) Power and light, roll up door, eaves storage, personnel door to rear garden, refitted gas boiler.

REAR GARDEN

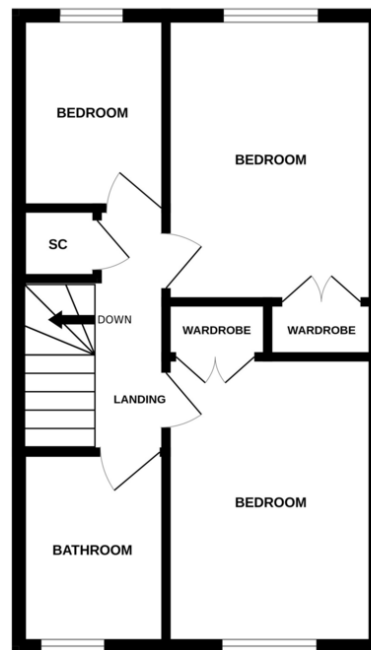
Laid to lawn, shrubs, tree, blocked paved patio, personnel door to garage.



GROUND FLOOR
396 sq.ft. (36.8 sq.m.) approx.



1ST FLOOR
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA: 791 sq.ft. (73.5 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	87 B
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.