



**Kennedy
& Foster**

7 Walton Grove
Biggleswade
SG18 8GH
£475,000

- THREE BEDROOMS
- DETACHED FAMILY HOME
- BEAUTIFULLY DECORATED THROUGHOUT
- CLOAKROOM/UTILITY
- REFITTED BATHROOM
- OUTDOOR OFFICE
- GARAGE AND DRIVEWAY
- OVERLOOKING GREEN TO FRONT



A rarely available three bedroom detached home occupying an attractive position on the edge of the Kings reach development overlooking a green. The property boasts a kitchen diner with centre island, cloakroom/utility, refitted bathroom, garden office, garage and driveway. Early viewing is advised to avoid disappointment.

DOUBLE GLAZED COMPOSITE FRONT DOOR INTO:

ENTRANCE HALL

Tiled floor, dog legged stair case to first floor accommodation, wall mounted radiator, built in cupboard. Panelled doors to:

CLOAKROOM /UTILITY

6' 8" x 6' 7" (2.03m x 2.01m) Frosted uPVC double glazed window to front aspect, close coupled WC, wall mounted radiator, fitted eye level and base units with wood effect work surface, ceramic sink, space for washing machine, tiled splash back, tiled floor.

LOUNGE

16' 7" x 11' 9" (5.05m x 3.58m) uPVC double glazed window to side aspect with shutter blinds, uPVC double glazed French doors to garden, two wall mounted radiators.

KITCHEN/DINER

15' 5" x 13' 10" (4.7m x 4.22m) Large bay window to front aspect with shutter blinds, wall mounted radiators. Range of eye level and base units with Quartz style work surface over. 1 1/2 bowl sink and drainer unit with Quooker tap. Oven with induction hob and stainless steel chimney style extractor over, integrated fridge and freezer, dishwasher. Centre island incorporating base units and breakfast bar with Quartz style work surface over, tiled floor, wall mounted cupboard housing combi boiler. uPVC double glazed French doors to garden, spotlights to ceiling.

FIRST FLOOR LANDING

uPVC double glazed window to side at half stair. uPVC double glazed window to rear aspect, wall mounted radiator, access to loft space, built in cupboard with shelves. Panelled door to:

BEDROOM

11' 11" x 11' 2" (excluding door and ensuite recess) (3.63m x 3.4m) Three uPVC double glazed window to front and rear aspects, wall mounted radiator. Panelled door to:

ENSUITE

Frosted uPVC double glazed window to front aspect, close coupled WC, pedestal mounted wash hand basin, double shower with Aqualisa shower, tiled splash back, LVT floor, wall mounted heated towel rail.

BEDROOM

11' 9" x 8' 8" min (excluding door recess) (3.58m x 2.64m) uPVC double glazed window to side aspect, wall mounted radiator;

BEDROOM

7' 7" x 7' 5" (2.31m x 2.26m) uPVC double glazed window to side aspect, wall mounted radiator.

REFITTED BATHROOM

9' 4" x 6' 8" (2.84m x 2.03m) Frosted uPVC double glazed window to front aspect, close coupled WC, wash hand basin with fitted drawer unit, P shape bath with rainwater shower, hand held attachment and shower screen, tiled surround, decorative tiled floor, recess spotlights to ceiling, wall mounted heated towel rail, wall mounted cupboard.

REAR GARDEN

Glass pergola over patio, garden mainly faux lawn and enclosed by timber panel fencing and brick wall with gated access to driveway. uPVC double glazed courtesy door to garage, raised decking area with pergola.

OFFICE

10' 7" x 9' 1" (3.23m x 2.77m) Timber construction, uPVC double glazed window and French doors, insulated, spotlights to ceiling, wall mounted electric radiator.

GARAGE

Up and over door, power and light, courtesy door to garden.

FRONT GARDEN

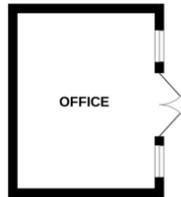
Path to front door, shingled garden with shrubs and bushes to front and side.

DRIVEWAY FOR ONE CAR

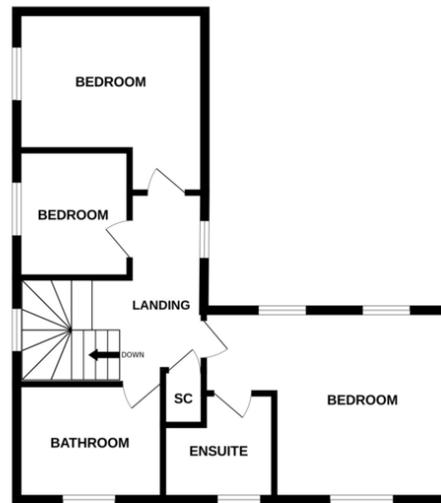
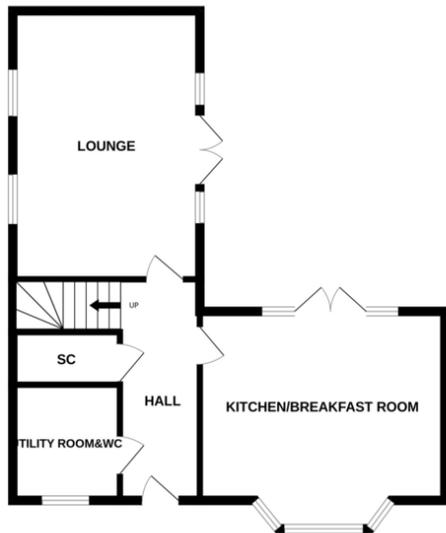
Leading to:



GROUND FLOOR



1ST 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 E

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	78 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.