



**Kennedy
& Foster**

21 Apollo Gardens

Biggleswade

SG18 8FE

£400,000

- WELL PRESENTED 3 GOOD SIZED BEDROOM SEMI DETACHED
- GARAGE AND DRIVEWAY
- CLOAKROOM
- KITCHEN/DINING ROOM
- LOUNGE
- SPACIOUS MASTER SUITE WITH DRESSING AREA AND EN SUITE
- SOUTHERLY FACING REAR GARDEN
- KINGS REACH DEVELOPMENT



Situated in a sought after location on the popular Kings Reach development, this 3 good sized semi-detached property that has the benefit of a southerly facing rear garden, and garage and driveway to the side of the property. This well presented home comprises: entrance hall, cloakroom, kitchen/dining room, lounge, very spacious Master suite to the top floor with dressing area and a very spacious en suite. A viewing of this lovely home comes highly recommended by Kennedy & Foster the sole agents.

FRONT DOOR INTO:

ENTRANCE HALL

Radiator, stairs to first floor landing, tiled floor. Doors to:



CLOAKROOM

Low level WC, pedestal basin, radiator, tiled floor, extractor fan.

KITCHEN/DINING ROOM

16' 07" x 8' 0" Max (5.05m x 2.44m) Wall, base and drawer units with work surface over, built in oven, gas hob and extractor over. 1 1/2 stainless steel single drainer sink unit with mixer tap, space for washing machine, integrated fridge/freezer and dishwasher. Consumer unit, uPVC double glazed window to front, tiled floor, radiator, cupboard housing boiler.

LOUNGE

13' 5" x 12' 10" (4.09m x 3.91m) Radiator, uPVC double glazed French doors to rear garden.



FIRST FLOOR LANDING

Stairs to second floor, radiator, uPVC double glazed window to front. Doors to:

BEDROOM TWO

12' 11" x 12' 05" (3.94m x 3.78m) Two uPVC double glazed windows to rear, TV access point.

BEDROOM THREE

10' 11" x 6' 03" (3.33m x 1.91m) uPVC double glazed window to front, radiator.

BATHROOM

Panelled bath with shower over and shower screen, pedestal basin, low level WC, heated towel rail, tiled floor, extractor fan.

SECOND FLOOR LANDING

Door to:

MASTER SUITE BEDROOM

12' 11" x 12' 2" (3.94m x 3.71m) Wardrobes, uPVC double glazed window to rear, radiator, storage cupboard, TV ariel point.

DRESSING ROOM

Wardrobes, storage cupboard. Door to:

ENSUITE

approx. 9' 3" x 7' 7" (2.82m x 2.31m) Double shower with rainwater shower over and shower attachment, shower door, wall hung basin with drawer under, wall hung WC, heated towel rail, uPVC double glazed window to front.

OUTSIDE

FRONT

Paving, railing.

BLOCK PAVED DRIVEWAY LEADING TO:

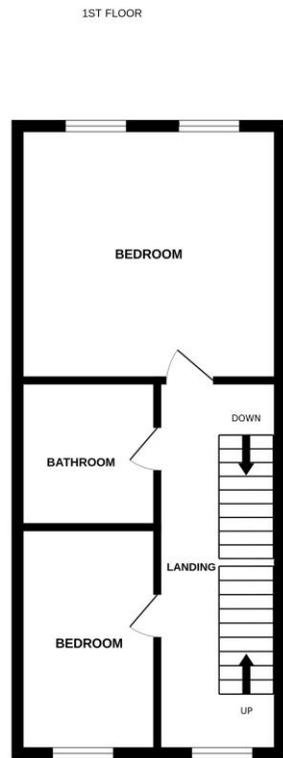
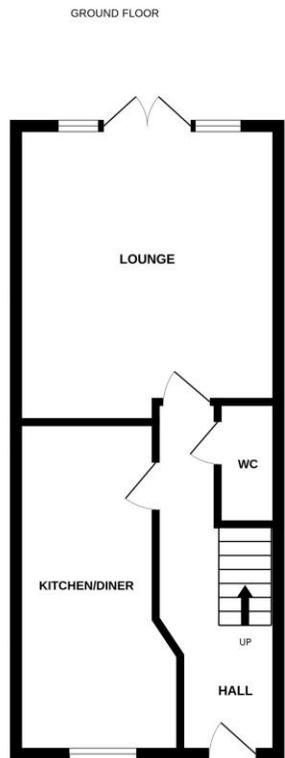
GARAGE

20' 0" x 10' 00" (6.1m x 3.05m) Up and over door, eaves storage, power and light, personnel door to rear garden.

SOUTHERLY FACING REAR GARDEN

Paved patio area, laid to lawn, outside tap, gated side access, door to garden.





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

TENURE

Freehold

LOCAL AUTHORITY

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 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.