



**Kennedy
& Foster**

20 Geranium Croft

Biggleswade

SG18 8YS

Guide Price £400,000 - £410,000

- ORCHARD CHASE DEVELOPMENT
- THREE BEDROOM DETACHED
- OVERLOOKING GREEN TO FRONT
- KITCHEN/BREAKFAST ROOM
- LOUNGE/DINING ROOM
- CLOAKROOM
- EN SUITE & FAMILY BATHROOM
- GENEROUS REAR GARDEN



Situated in a lovely location on the desirable Orchard Chase development, this well presented 3 bedroom detached property with the benefit of a driveway to the side of the property, generous rear garden, downstairs cloakroom, en suite to master and a family bathroom kitchen with integrated appliances and a spacious lounge to the rear over looking the rear garden. Contact K & F the sole agents to arrange your viewing.

FRONT DOOR INTO:

ENTRANCE HALL

Stairs to first floor landing. Radiator. Door to:

CLOAKROOM

Low level w.c. Pedestal/basin, uPVC double glazed window to front.

KITCHEN/BREAKFAST ROOM

10' 08" x 8' 8" (3.25m x 2.64m) Range of wall, base and drawer handleless units with worksurfaces over. 1 1/2 bow sink unit with mixer tap. Plinth and under cupboard lighting. Integrated fridge/freezer, washing machine and dish washer. Cupboard housing boiler. uPVC double glazed window to front.

LOUNGE/DINING ROOM

16' 01" x 13' 10" (4.9m x 4.22m) uPVC double glazed French doors and window to rear. Storage cupboard housing consumer unit. Radiator.

FIRST FLOOR LANDING

Loft hatch. Shelved linen cupboard. Doors to:

BEDROOM

9' 11" x 9' 02" (3.02m x 2.79m) Built in double wardrobe with mirrored sliding doors. uPVC double glazed window to rear. radiator. Door to:

EN SUITE

Shower cubicle with bifold door and shower over. Low level w.c. Pedestal basin. Extractor. Radiator.

BEDROOM TWO

9' 11" x 9' 02" (3.02m x 2.79m) Radiator. uPVC double glazed window to front.

BEDROOM THREE

6' 06" x 6' 06" (1.98m x 1.98m) uPVC double glazed window to rear. Radiator.

BATHROOM

Panelled bath with shower screen, mixer tap and shower over. Pedestal basin. Low level w.c. Radiator. Frosted uPVC double glazed window to front.

OUTSIDE

FRONT GARDEN

Pathway to front door. Garden with plants and shrubs.

DRIVEWAY

To side of property, gated side access to rear garden.

REAR GARDEN

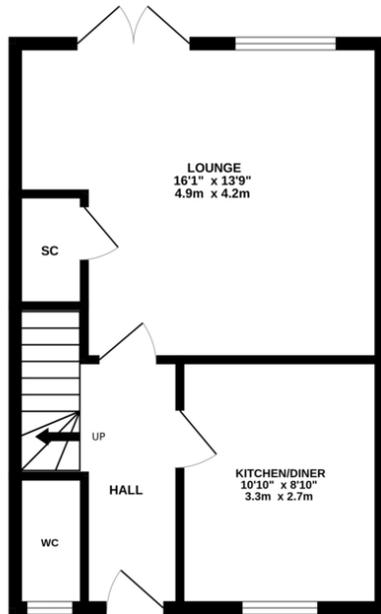
Generous size garden with an extended patio, laid to lawn, shed, outside tap, cherry, pear and plum trees.

AGENTS NOTES

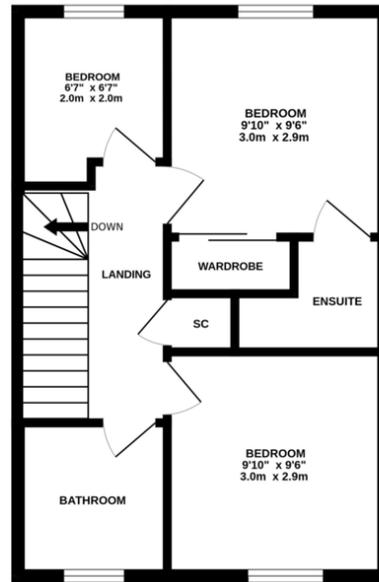
Please note that there will be a maintenance development charge yet TBC.



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



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



TOTAL FLOOR AREA: 792 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

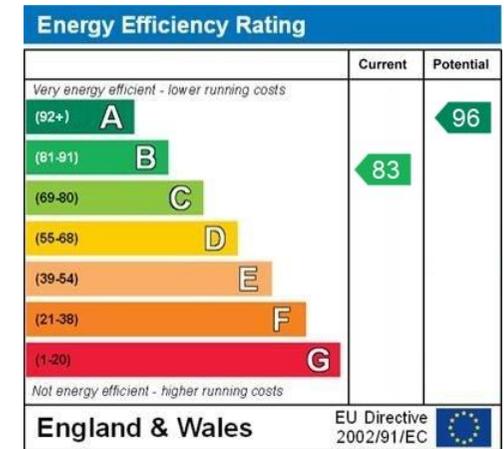
Tax band D

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council



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 Market Square
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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.