



**Kennedy
& Foster**

15 Anderson Road
Biggleswade
SG18 8FX
£400,000

- THREE DOUBLE BEDROOMS
- SEMI DETACHED HOUSE
- IMMACULATE THROUGHOUT
- SOUTHERLY FACING GARDEN

- OPEN PLAN DOWNSTAIRS LIVING
- ENSUITE AND DRESSING AREA TO MAIN BEDROOM
- GARAGE AND PARKING
- POPULAR KINGS REACH DEVELOPMENT



A light and airy home offered for sale in immaculate condition throughout. The property offers open plan accommodation on the ground floor, three double bedrooms, south facing rear garden, garage and parking. Also benefitting from the main bedroom is a refitted ensuite and dressing area. Contact Kennedy & Foster the Sole Agents to arrange your viewing.

DOUBLE GLAZED FRONT DOOR INTO:

OPEN PLAN KITCHEN AREA

12' 3" x 11' 3" (3.73m x 3.43m) uPVC double glazed windows to side and front aspects, two wall mounted radiators, stairs rising to 1st floor accommodation, wood laminate floor, built in cupboard with hanging rail. Range of eye level and base units with contrasting work surfaces over and upstand, built in oven and gas hob with chimney style extractor over, 1 1/2 bowl sink and drainer unit. Integrated fridge, freezer and dishwasher. Cupboard housing combi boiler, recess shelf for microwave. Space for washing machine, built in cupboard, panelled door to cloakroom, walk through to lounge.

CLOAKROOM

Spotlight to ceiling, close coupled WC, pedestal mounted wash hand basin, attractive tiling to dado height, fitted mirror, tiled floor.

LOUNGE/DINER

15' 9" x 12' 1" (4.8m x 3.68m) uPVC double glazed window to side and French doors to garden, wood laminate floor, two wall mounted radiators.

FIRST FLOOR LANDING

uPVC double glazed windows to front and side, stairs rising to second floor, panelling to dado height, wall mounted radiator. Panelled doors to:

BEDROOM

15' 8" x 12' 2" (4.78m x 3.71m) Three uPVC double glazed windows to rear and side aspects, wall mounted radiator, wood laminate floor.

BEDROOM

9' 4" x 8' 5" (2.84m x 2.57m) uPVC double glazed window to rear aspect, wall mounted radiator, wood laminate floor.

BATHROOM

Panelled bath with shower and screen, close coupled WC, pedestal mounted wash hand basin, tiled splash back, fitted mirror, display shelf, tiled floor, wall mounted heated towel rail.

SECOND FLOOR LANDING

uPVC double glazed window to side aspect, wall mounted radiator, built in cupboard with shelf. Panelled door to:

BEDROOM

12' 4" x 9' 2" (3.76m x 2.79m) plus dressing area 8' 8" x 6' 8". uPVC double glazed window to front aspect, double glazed Velux window to rear aspect. Panelling to one wall, wood laminate floor, wall mounted radiator, wardrobe to one wall. Panelled door to:

ENSUITE

Double glazed Velux window to rear aspect, close coupled WC, wall mounted wash hand basin with drawers under, walk in shower with rain head shower and separate hand held attachment. Tiled surround, wall mounted heated towel rail, spotlights to ceiling.

OUTSIDE REAR

Paved patio, garden mainly laid to lawn with slate border, enclosed by timber panel fencing, gated access to parking.

GARAGE EN BLOC

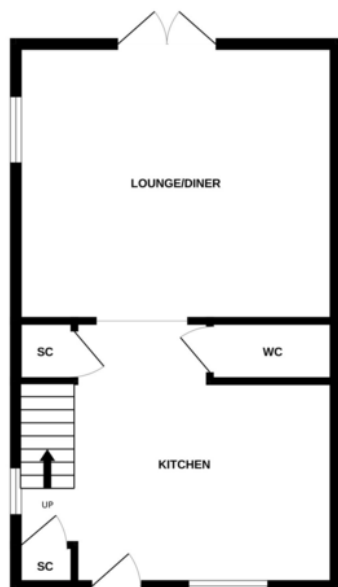
Up and over door, power and light, parking to front for one car.

FRONT GARDEN

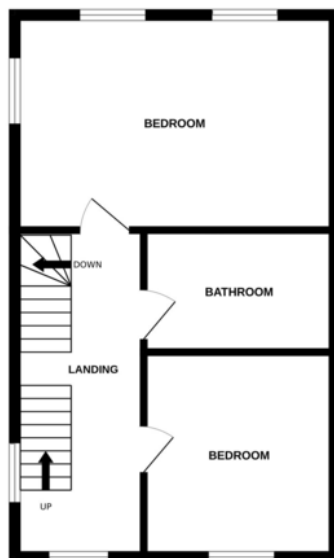
Shingle garden, enclosed by wrought iron fencing and gate.



GROUND FLOOR
439 sq.ft. (40.7 sq.m.) approx.



1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



2ND FLOOR
295 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA : 1173 sq.ft. (108.9 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		89 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.