

Kennedy & Foster
EXECUTIVE HOMES

21 Windsor Gardens, Clifton
SG17 5WA

£750,000

FIVE BEDROOM DEATHED EXECUTIVE HOME WITH DOUBLE GARAGE AND SOUTH FACING GARDEN.

- FIVE BEDROOM EXECUTIVE HOME
- DOUBLE GARAGE
- STUDY
- KITCHEN/DINING ROOM
- UTILITY ROOM
- RECEPTION HALLWAY
- MASTER SUITE WITH DRESSING ROOM AND EN SUITE
- TWO FURTHER BATHROOMS
- SOUTHERLY FACING GARDEN
- SOLAR PANELS

Situated in this sought after cul de sac in the desirable village of Clifton, this stunning spacious and versatile 5 bedroom executive home that must be viewed to appreciate what the property has to offer. Accommodation comprises of: reception hallway, cloakroom, study/playroom, lounge, kitchen/dining room, utility room, 5 bedrooms, dressing room, two ensuites and a family bathroom. To compliment this home is a double garage and a southerly facing rear garden. Contact us, the Sole Agents to arrange your viewing.









Property Description

FRONT DOOR INTO:

RECEPTION HALLWAY

Amtico flooring, uPVC double glazed window to front, stairs to first floor, cupboard housing consumer unit, solar panels controls and storage. Doors to:

CLOAKROOM

Close coupled WC, wash hand basin, heated towel rail, Amtico flooring, frosted uPVC double glazed window to front.

STUDY/PLAYROOM

8' 11" x 7' 0" (2.72m x 2.13m) uPVC double glazed window to front, radiator.

LOUNGE

16' 05" x 11' 06" (5m x 3.51m) uPVC double glazed French doors to rear garden, acoustic wood panelling to one wall, air condition/heating unit, radiator. Double doors to:

KITCHEN/DINING ROOM

16' 16" x 13' 11" (5.28m x 4.24m) Wall, base and drawer units with quartz worktops over. Built in fridge/freezer and dishwasher, double oven and microwave, storage bin and recycle bin cupboard, 1 1/2 bowl sink unit with quartz drainer and pan spray tap, under cupboard lighting. Island with drawers and cupboards under, breakfast bar, induction hob, extractor hood, quartz worktops. Amtico flooring, two radiators, uPVC double glazed French doors and window to rear garden. Door to entrance hall and door to lounge.

UTILITY ROOM

9' 4" x 6' 2" (2.84m x 1.88m) Wall and base units with worktops over, stainless steel single drainer sink unit with mixer tap, space for washing machine and tumble dryer, radiator, cupboard housing boiler, Amtico flooring, uPVC double glazed window to front and door to side.

FIRST FLOOR LANDING

Access to mainly boarded loft with ladder and light, radiator, airing cupboard with hot water cylinder. Doors to:

MASTER SUITE

Door to entrance and opening to:

MASTER BEDROOM

19' 03" max x 13' 04" max (5.87m x 4.06m) uPVC double glazed window to front and Velux window to rear, eaves storage cupboard, two radiators. Door to:













DRESSING ROOM

8' 9" x 5' 6" to front of wardrobes (2.67m x 1.68m) Fitted triple mirrored wardrobes, shelving and hanging rail in alcove. Door to:

ENSUITE

7' 6" x 6' 3" (2.29m x 1.91m) Bath with shower over, close coupled WC, wash hand basin, heated towel rail, uPVC double glazed window to rear.

BEDROOM TWO

14' 5" x 11' 02" (4.39m x 3.4m) Fitted double wardrobes with sliding mirrored doors, uPVC double glazed window to rear, radiator. Door to:

ENSUITE

Double shower with rainfall shower over and shower attachment, close coupled WC, wash hand basin, heated towel rail, uPVC double glazed window to rear.

BEDROOM THREE

12' 01" x 9' 6" (3.68m x 2.9m) uPVC double glazed window to rear.

BEDROOM FOUR

9' 11" x 9' 0" (3.02m x 2.74m) uPVC double glazed window to rear, radiator.

BEDROOM FIVE/STUDY

7' 10" x 7' 9" (2.39m x 2.36m) uPVC double glazed window to front, radiator.

FAMILY BATHROOM

Bath with shower over, close coupled WC, wash hand basin, heated towel rail, uPVC double glazed window to front.

OUTSIDE

FRONT

Well stocked with shrubs and flowers, gated side access to rear garden, pathway to front door.

DOUBLE WIDTH DRIVEWAY TO:

DOUBLE GARAGE

23' 0" x 19' 8" (7.01m x 5.99m) Power and light, two electric up and over door, personnel doors to the rear garden.

REAR GARDEN

Southerly facing, Italian sandstone patio, paved path, laid to lawn, electric point raised beds, flowers, shrubs, outside tap, personnel door to double garage, gated side access.

AGENT NOTES

Service Charge £582.65 Per Annum.

Solar panels fitted.

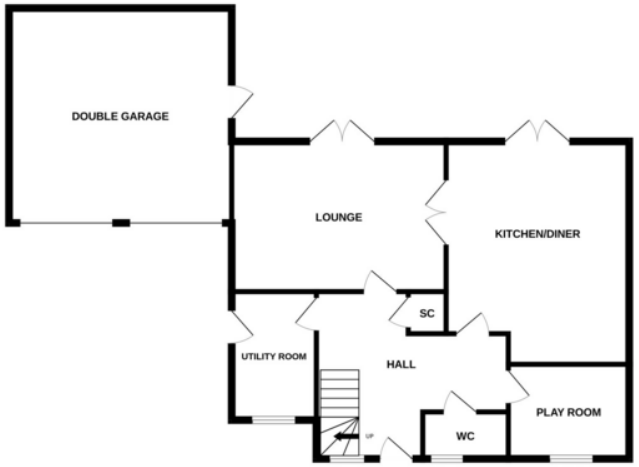




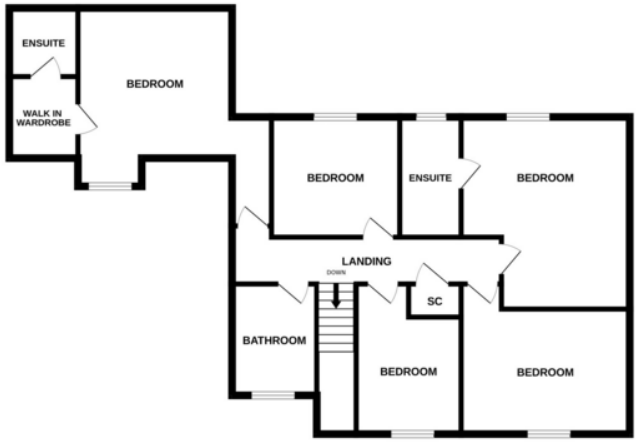




GROUND FLOOR
1006 sq.ft. (93.4 sq.m.) approx.



1ST FLOOR
932 sq.ft. (86.5 sq.m.) approx.



TOTAL FLOOR AREA : 1937 sq.ft. (180.0 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 F

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

VIEWINGS

Strictly by prior appointment with the agent.

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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.

T: 01767 601122 | E: sales@kennedyfoster.co.uk
2 Market House, Market Square, Biggleswade, Bedfordshire, SG18 8AQ