



# 7, Walker Mead

Biggleswade,  
Bedfordshire, SG18 8GW  
£1,550 pcm

COUNTRY PROPERTIES  
PART OF HUNTERS



This 4 bedroom Semi-Detached house with garage and driveway is situated on the popular Kings Reach development in Biggleswade. The property offers entrance hall, cloakroom, kitchen/diner and lounge to the ground floor, three bedrooms, en-suite and family bathroom to the second floor and main bedroom and bathroom on the second floor. Externally there is a private enclosed garden and garage and driveway.

- POPULAR KINGS REACH DEVELOPMENT
- 4 BEDROOM SEMI-DETACHED
- DOWNSTAIRS CLOAKROOM
- LOUNGE
- ONE ENSUITE AND TWO BATHROOMS
- PRIVATE GARDEN
- GARAGE & DRIVEWAY

## Ground Floor

### Entrance Hall

Stairs rising to first floor accommodation with under stairs storage cupboard. Doors to:-

### Cloakroom

Low level WC. Pedestal wash hand basin. Radiator. Frosted Upvc double glazed window to front.

### Kitchen/Diner

17' 2" x 6' 6" (5.23m x 1.98m)  
Wall and base units with work surfaces over. Under cupboard lighting. 1 1/2 bowl stainless steel sink and drainer unit with mixer tap. Built in oven, five ring gas hob and extractor hood over. Built in fridge/freezer. Built in dishwasher. Built in washing machine. Inset lighting. Radiator. Upvc double glazed sash window to front.

### Lounge

13' 6" x 9' 11" (4.11m x 3.02m)  
Radiator. Upvc double glazed french doors to rear

garden.

## First Floor

### Landing

Coving to ceiling. Stairs rising to second floor accommodation. Doors to:-

### Bedroom Two

11' 11" plus 5' 4" x 8' 9" plus 4' 9" (3.63m x 2.67m)  
Upvc double glazed sash windows to front and rear. Doors to two built-in wardrobes with hanging rail. Carpet. Door to:-

### En-Suite

Shower cubicle with shower over. Pedestal wash hand basin. Low level WC. Tiled floor. Heated towel rail. Frosted Upvc double glazed sash window to rear. Shaver socket.

### Bedroom Three

13' 7" x 9' 1" (4.14m x 2.77m)  
2 Upvc double glazed sash windows to front. Radiator. Coving to ceiling. Carpet.

### Bedroom Four

10' 6" x 7' 3" (3.20m x 2.21m)  
Upvc double glazed sash window to rear. Radiator. Coving to ceiling. Carpet.

### Family Bathroom

Panelled bath with mixer tap, shower over and fully tiled walls surrounding. Pedestal wash hand basin.



Low level WC. Shaver socket. Tiled floor. Inset lighting. Heated towel rail.

## Second Floor

### Landing

Door to en-suite. Door to:-

### Bedroom One

10' 4" min x 9' 9" min (3.15m x 2.97m)  
Upvc double glazed sash window to front.  
Radiator. Storage cupboard. Built in double wardrobe with hanging rail, storage and sliding mirrored doors. Carpet.

### Bathroom

Shower cubicle with shower over. Pedestal wash hand basin. Low level WC. Heated towel rail. Tiled floor. Shaver socket. Inset lighting. Door to storage cupboard. Door to airing cupboard housing boiler.

## Outside

### Front

Shrubs. Pathway leading to front entrance. Storm porch over front entrance. Driveway providing off road parking for 2 cars leading to:-

### Garage

18' 4" x 9' 1" (5.59m x 2.77m)  
Up and over door. Power and light. Personal door to garden.

### Rear Garden

Laid to lawn. Outside tap. shed. Personal door to garage. Gated rear access to front.

## Agents Fees

Permitted Tenant payments are:-

Holding deposit per tenancy – One week's rent  
Security deposit per tenancy – Five week's rent  
Unpaid rent – charged at 3% above Bank of England base rate from rent due date until paid in order to pursue non-payment of rent. Not to be levied until the rent is more than 14 days in arrears.

Lost keys or other security devices – tenants are liable to the actual cost of replacing any lost keys or other security devices. If the loss results in locks needing to be changed, the actual cost of a locksmith, new locks and replacement keys for the tenants, the landlord and any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15.00 per hour (inc. VAT) for the time taken replacing lost keys or other security devices/  
Variation of contract at the tenant's request - £50.00 (inc. VAT) per agreed variation.  
Change of sharer at the tenant's request - £50.00 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher.

Early termination of tenancy at tenant's request – Should the tenant wish to terminate their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start of date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

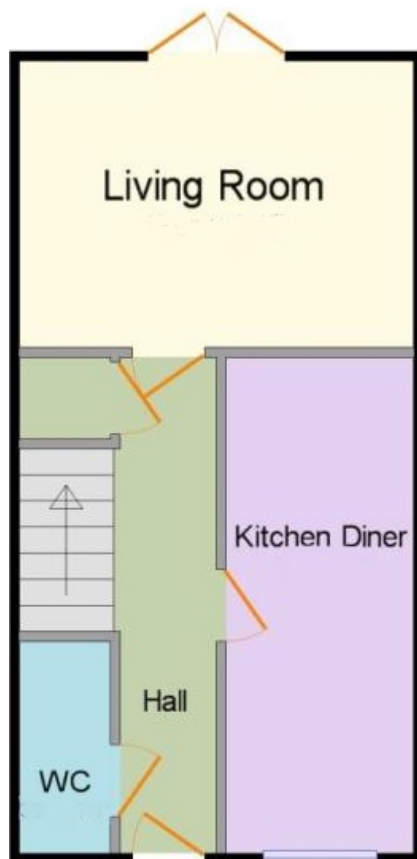
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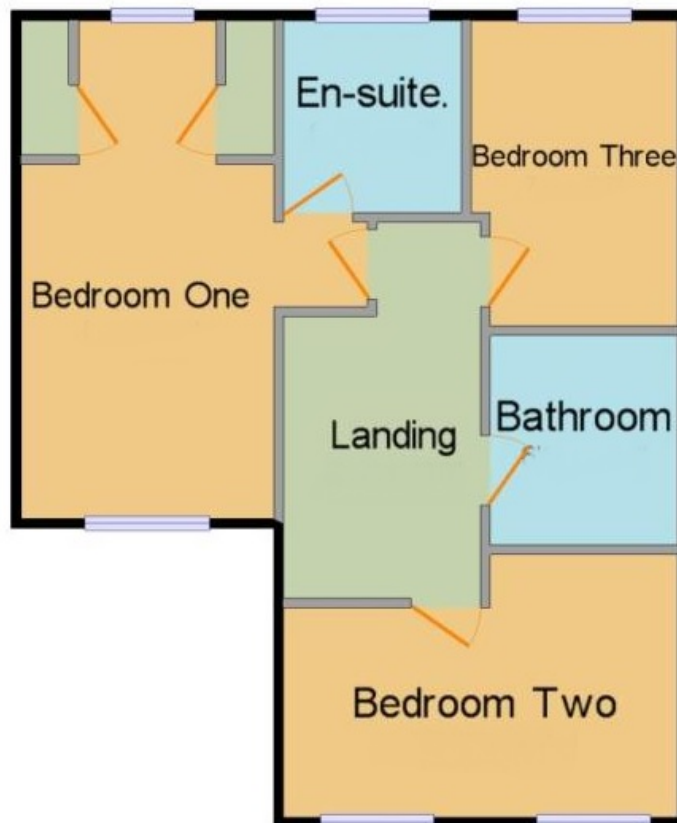








Ground Floor



1st Floor



2nd Floor

Total approx floor area: 1216.6 ft<sup>2</sup> (113.0 m<sup>2</sup>)  
 Ground Floor: 374.7 ft<sup>2</sup> (34.8 m<sup>2</sup>)  
 1st Floor: 535.3 ft<sup>2</sup> (49.7 m<sup>2</sup>)  
 2nd Floor: 306.6 ft<sup>2</sup> (28.5 m<sup>2</sup>)

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 to 100) A	92
(81 to 91) B	83
(69 to 80) C	
(55 to 68) D	
(39 to 54) E	
(21 to 38) F	
(1 to 20) G	
Not energy efficient - higher running costs	
England, Wales & N.Ireland	EU Directive 2002/91/EC

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



Viewing by appointment only

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