



Kentmere Close, Kempston, Bedford MK42 8HF

WALDENS ESTATE AGENTS





Kentmere Close  
Kempston  
Bedford  
MK42 8HF

£315,000

Centrally located within Kempston is this fantastic, chain free 3-bedroom semi detached property that is situated within walking distance of all of Kempston's local amenities and transport links.

- 3 Bedroom Semi Detached House
- Lounge/Dining Room
- Kitchen
- 3 Well Proportioned Bedrooms On The First Floor
- Bathroom
- Integral Garage
- Off Road Parking
- Double Glazed & Gas Central Heating

- Council Tax Band C
- Energy Efficiency Rating D





Located in the heart of Kempston, close by to local amenities and bus routes.



Entering the property the entrance hall leads into the open plan lounge/dining area. Lounge is spacious and has a window to the front aspect, dining area has a patio door leading to the rear garden. Kitchen is situated at the rear of the ground floor and is equipped with base and eye level storage cupboards and some fitted appliances. The dog leg staircase from the lounge leads to the first floor accommodation where there are 3 well proportioned bedrooms and a bathroom with separate WC.

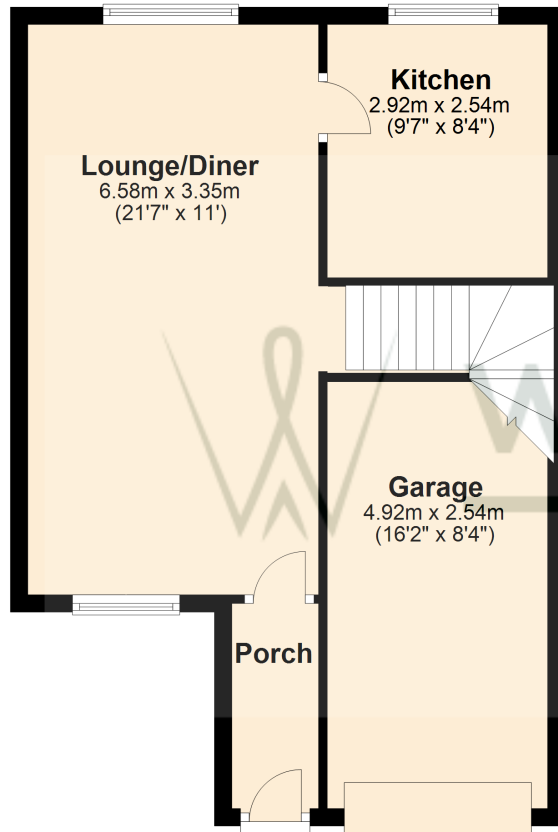
Outside the rear garden has a gated side access, a paved patio area and is laid to lawn, being enclosed by wooden fencing.

Frontage is lawned and provides off road parking in front of the garage.



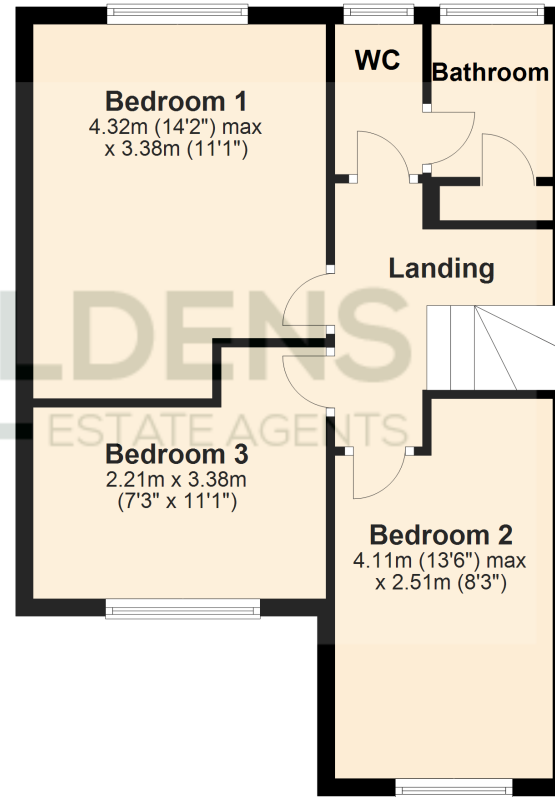
## Ground Floor

Approx. 48.4 sq. metres (520.9 sq. feet)



## First Floor

Approx. 44.9 sq. metres (483.5 sq. feet)



Total area: approx. 93.3 sq. metres (1004.4 sq. feet)

This floor plan is for illustrative purposes only. The total size does include outbuildings and is an approximate.  
Plan produced using PlanUp.

| Energy Efficiency Rating                    |          | Current | Potential               |
|---|----------|---------|-------------------------|
| Very energy efficient - lower running costs |          |         |                         |
| (92+)                                       | <b>A</b> |         | 85                      |
| (81-91)                                     | <b>B</b> |         |                         |
| (69-80)                                     | <b>C</b> |         |                         |
| (55-68)                                     | <b>D</b> | 62      |                         |
| (39-54)                                     | <b>E</b> |         |                         |
| (21-38)                                     | <b>F</b> |         |                         |
| (1-20)                                      | <b>G</b> |         |                         |
| Not energy efficient - higher running costs |          |         |                         |
| England, Scotland & Wales                   |          |         | EU Directive 2002/91/EC |

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The information contained in the property details are designed to help you decide whether you would like to view the property and to avoid wasting your time in viewing unsuitable properties. We endeavour to ensure accurate information is detailed, but we are largely guided by information supplied to us by the seller. We are unable to check all aspects of the property as this would be prohibitive. Some of the photographs are taken using a wide-angled lens. Where a floor plan has been provided, this is for guidance purposes only.

