



The Briars, Kempston, Bedford, Bedfordshire MK42 7RD

WALDENS ESTATE AGENTS



The Briars  
Kempston  
Bedford  
Bedfordshire  
MK42 7RD

£315,000

Set back off the road and located overlooking a small green. We have this beautifully maintained three bedroom detached home which has been extended to offer good sized accommodation. CHAIN FREE and ready to move in to. Property has downstairs cloakroom, open plan kitchen/diner, separate lounge. GARAGE in nearby block. Close to local schools and amenities.

- Well presented 3 Bedroom detached property
- Double glazed & gas central heating
- Lounge
- Open plan kitchen/diner with French doors to rear garden
- Cloakroom
- 3 Bedrooms & Shower Room
- Front garden
- Well maintained rear garden
- Garage in nearby block

- Council Tax Band C
- Energy Efficiency Rating C



## Close to local amenities

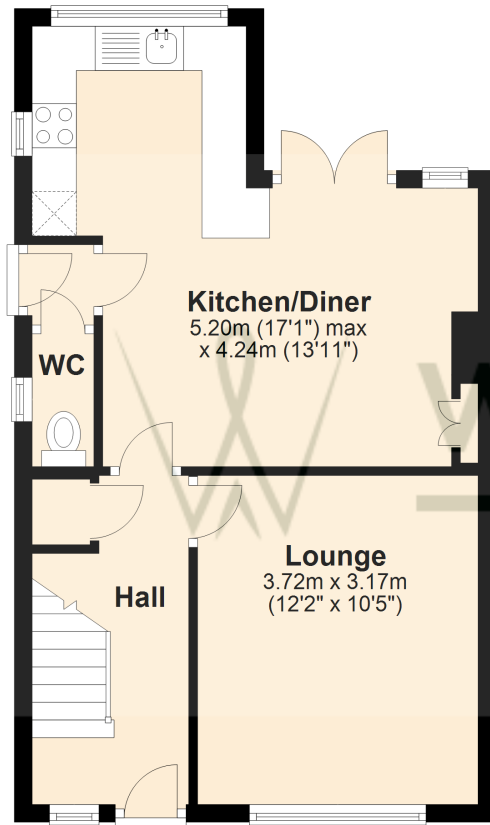


Entering the property into the warm and inviting hall with stairs to the first floor and doors to living areas. Lounge is to the front of the property and has a pleasant view of the green. Kitchen/diner which has been extended enabling the kitchen to have a good range of fitted units, space for cooker, plumbing for washing machine. windows to rear and side aspect overlooking the garden. Inner lobby with door to cloakroom fitted with W.C, door to side aspect. Dining area with ample room for dining table and chairs, built in cupboard. French doors to rear garden. On the first floor there are the three bedrooms, the second bedroom has a built in cupboard which houses the boiler. Shower room fitted with walk in shower, wash hand basin set in vanity unit. W.C. On the outside front garden being open planned and laid to paving. Rear garden with two patio areas, remainder of this well kept garden laid to lawn. Gate at the rear of the property leading to the garage which is in the nearby block and accessed via Orchard Street.



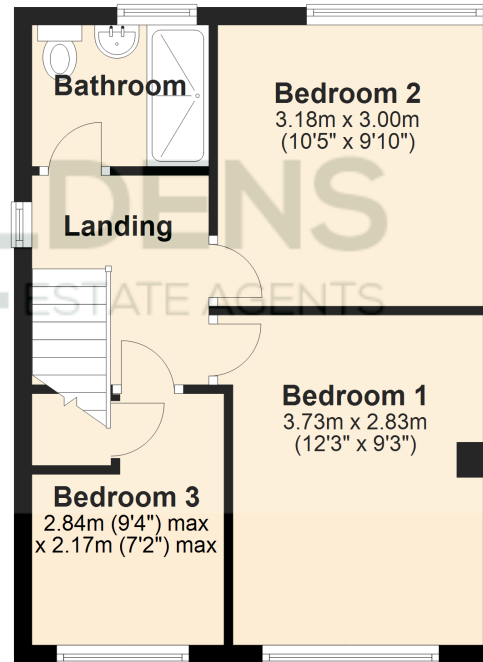
## Ground Floor

Approx. 39.7 sq. metres (427.4 sq. feet)



## First Floor

Approx. 35.8 sq. metres (385.0 sq. feet)



Total area: approx. 75.5 sq. metres (812.4 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>		
(81-91)	<b>B</b>		<b>84</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>69</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		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.

