



Lichfield Close, Kempston, Bedford, Bedfordshire MK42 8UA

  
**WALDENS**  
ESTATE AGENTS



Lichfield Close  
Kempston  
Bedford  
Bedfordshire  
MK42 8UA

£415,000

**\*\* WALDENS ARE NOW UNDER NEW OWNERSHIP \*\*** Well presented 4 Bedroom detached property situated in this cul-de-sac location offered for sale with no onward chain. Property offers lounge with a separate modern kitchen with utility room, large conservatory, main bedroom with en-suite shower room and off road parking with integral garage.

- Well presented 4 Bedroom detached property
- Double glazed and gas central heating
- Lounge and dining area
- Kitchen & Utility room & Cloakroom
- Conservatory
- Main bedroom with en suite shower room
- Family bathroom
- Front garden providing off road parking
- Integral garage
- No Chain

- Council Tax Band E
- Energy Efficiency Rating C



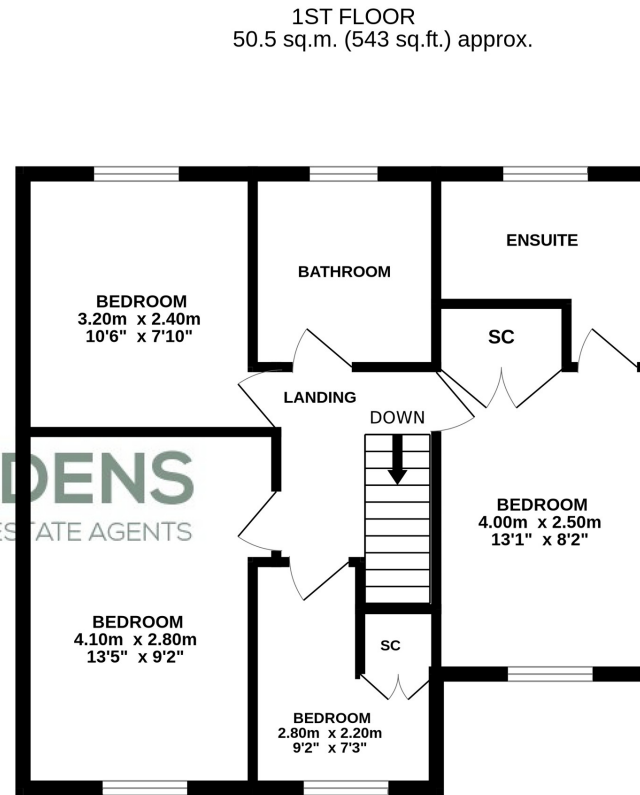
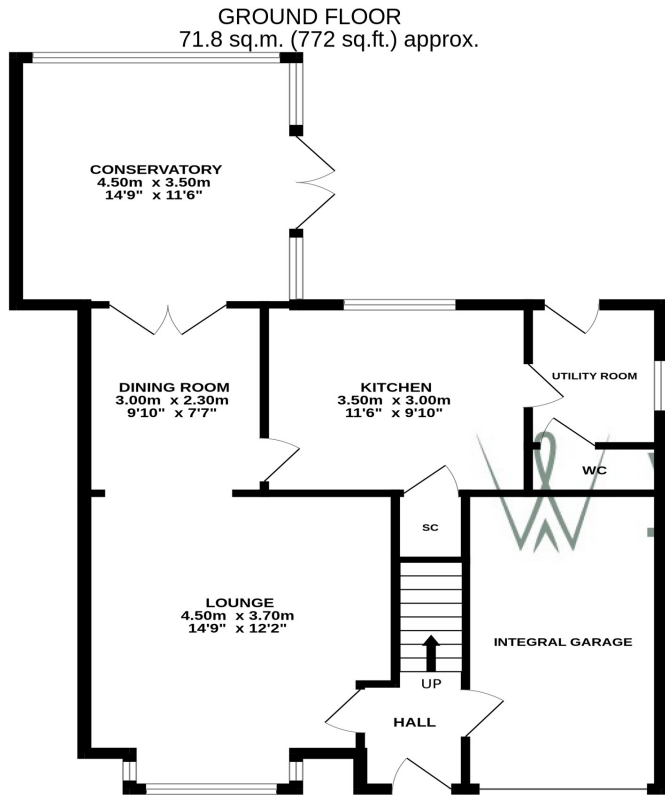


## Cul-de-sac location close to local amenities



Entering the property from the main door into the hallway, stairs lead to first floor, door to garage and door to lounge. Lounge with window to front aspect and archway leads you through to the dining area where you can access the kitchen and conservatory. The kitchen has a full range of fitted units with built in oven and hob with extractor hood over. Utility room is accessed from the kitchen and has plumbing for washing machine and dishwasher, wall mounted boiler, door to garden and door leads to cloakroom, cloakroom fitted with W.C and wall mounted was hand basin. Conservatory which is a great addition to the property due to it's size offering spacious accommodation with doors to rear garden. On the first floor the main bedroom has an en-suite shower room which is fitted with vanity wash hand basin, W.C. and shower cubicle. Bedroom two with built in bedroom furniture. Bedrooms 3 & 4 and the family 3 piece bathroom finish off the first floor. On the outside the rear garden with large paved area and then steps up to the lawned area. Front garden laid to mono block paving providing off road parking. Garage with electric door.





TOTAL FLOOR AREA : 122.2 sq.m. (1316 sq.ft.) 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		70
(55-68)	<b>D</b>		
(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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