



Magnolia Close, Kempston, Bedford MK42 7RY

WALDENS ESTATE AGENTS



Magnolia Close
Kempston
Bedford
MK42 7RY

£310,000

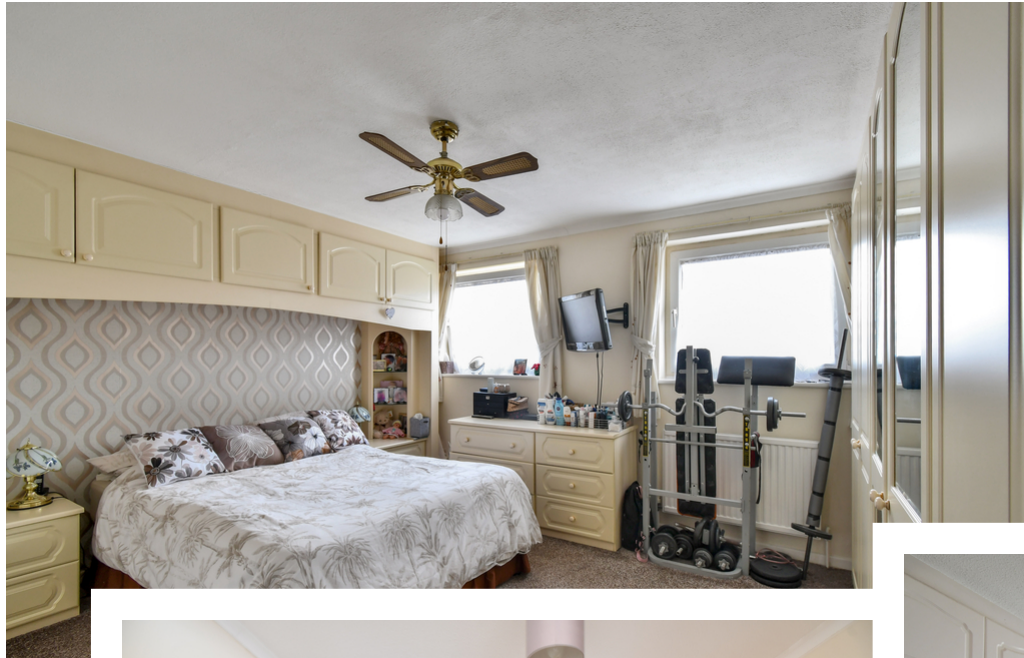
Internal viewing is advised to appreciate this well presented spacious extended 3 bedroom home. Offering versatile living space with 3 Reception rooms, main bedroom having an En-suite shower. Beautifully maintained rear garden. Garage in block.

- Well presented extended 3 Bedroom terraced property
- Bathroom
- Kitchen/ Breakfast Room
- Lounge
- Dining room
- Main bedroom with en- suite shower & fitted wardrobes
- Well maintained rear garden
- Garage in block at the rear

- Council Tax Band C
- Energy Efficiency Rating C

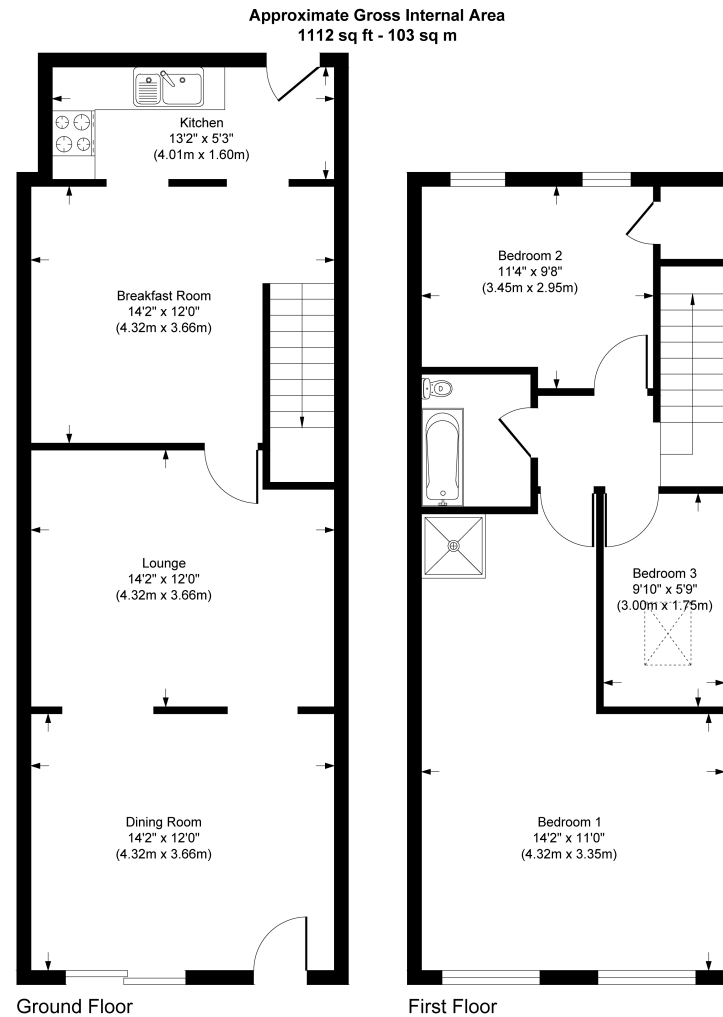


Located close to schools and shops set on a no through road.



Entering the property, you are welcomed into the kitchen/breakfast room. The kitchen is fitted with a range of units, a built-in oven and hob, and has plumbing for a washing machine. The adjoining breakfast area offers ample space for a table and chairs, creating a practical and sociable space for everyday dining. From here, stairs provide access to the first floor. The lounge is generously sized and flows through to the dining room, which features a door opening out to the rear garden, offering a great space for indoor-outdoor living. Upstairs, the main bedroom—located within the rear extension—is particularly spacious and benefits from full-length fitted wardrobes. At the rear of the room is a large shower cubicle, adding a touch of convenience. There are two further bedrooms, one a comfortable double and the other a well-sized single. The accommodation is completed by a modern three-piece bathroom. Externally, the rear garden is partly paved with the remainder laid to lawn, all enclosed by wooden fencing for privacy. The front garden is low maintenance, finished with paving and shingle.





Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.

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

01234 856684 | sales@waldens.co.uk | www.waldens.co.uk | 188-190 Bedford Road, Bedford, MK42 8BL

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.

