



The Silver Birches, Kempston MK42 7TS

WALDENS ESTATE AGENTS



The Silver Birches
Kempston
MK42 7TS

£330,000

Show Home Condition.
Stunning three bedroom end of terrace house which has been improved through out by the current sellers. Re-fitted kitchen & bathroom. Separate lounge & dining Room. Conservatory. Gas Central Heating. Off Road Parking.

- Immacualte Condition Three Bedroom Home
- Beautiful Fitted Kitchen / Breakfast Room
- Large Modern Conservatory
- Spacious Dining Room
- Re-fitted Bathroom
- Low Maintenance Rear Garden
- Double Glazed & Gas Central Heating

- Council Tax Band B
- Energy Efficiency Rating C



Perfectly located for easy access for local primary and academy schools. Shops are also in close proximity as well as public transport.

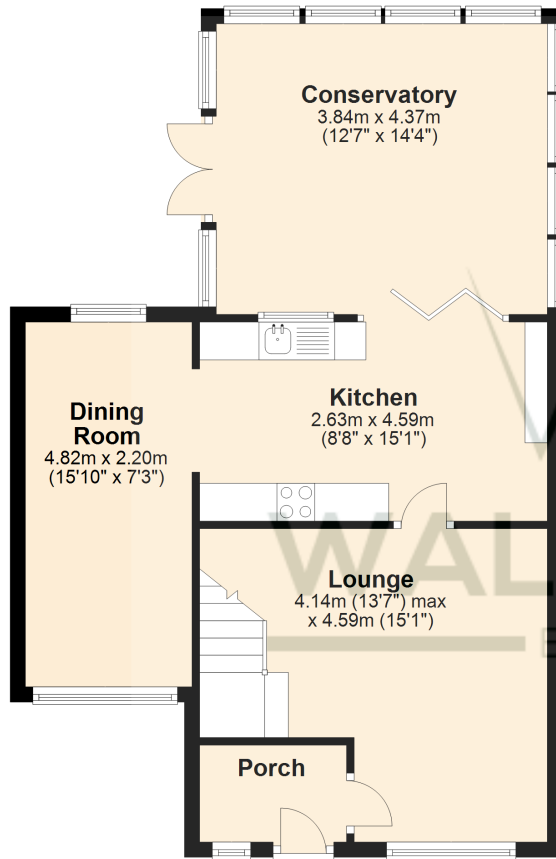


Entering the property into a hall which is spacious for coats and shoes. Door into the lounge. The lounge is a warm and inviting room with stairs to first floor and made to measure wooden fitted shutters. Stylish tiled flooring. Door leads into the stunning re-fitted kitchen with ample storage area. Attractive modern tile flooring which flows into the dining room. A sizeable room which holds a good sized dining table and chairs. Window to front and rear with made to fit wooden shutters. The conservatory is a fantastic entertaining room which can be used all year round with radiator and beautiful tiled flooring. Large windows allowing natural light to flow in with double doors out into the garden. Upstairs like downstairs is immaculate with three proportional bedrooms. Outside you have an immaculate low maintenance rear garden which has been lovingly cared for an improved by the sellers. Patio areas. Fully enclosed with gated access to the front. The front is shingled allowing ample parking.



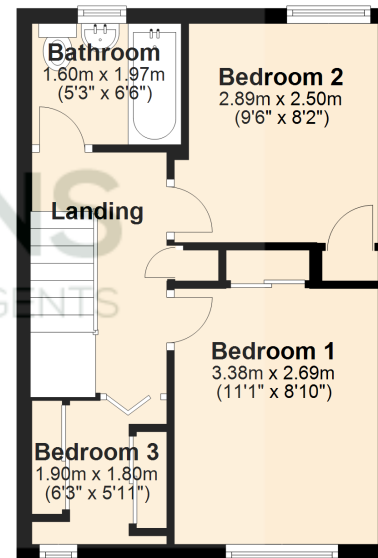
Ground Floor

Approx. 59.8 sq. metres (644.1 sq. feet)



First Floor

Approx. 31.5 sq. metres (338.8 sq. feet)



Total area: approx. 91.3 sq. metres (982.9 sq. feet)

Total floor area excludes outbuildings
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	<div>69</div>	<div>85</div>
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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.

