



Highfield Road, Kempston, Bedford MK42 7JH

WALDENS ESTATE AGENTS



Highfield Road
Kempston
Bedford
MK42 7JH

£435,000

Waldens are delighted to receive instructions to sell this well presented generous sized 4 Bedroom semi-detached property. The property sits on a larger than average plot with a well kept garden incorporating a double garage. Property briefly comprises of lounge/sitting room, conservatory, kitchen diner, utility room, cloakroom. Main bedroom with en-suite. Off road parking.

- Larger than average 4 Bedroom semi-detached property
- Large rear garden incorporating a double garage
- Lounge/sitting room
- Kitchen/ diner
- Utility room & Cloakroom
- Conservatory
- Main bedroom with en suite shower room
- Bathroom
- Double garage
- Off road parking

- Council Tax Band D
- Energy Efficiency Rating C



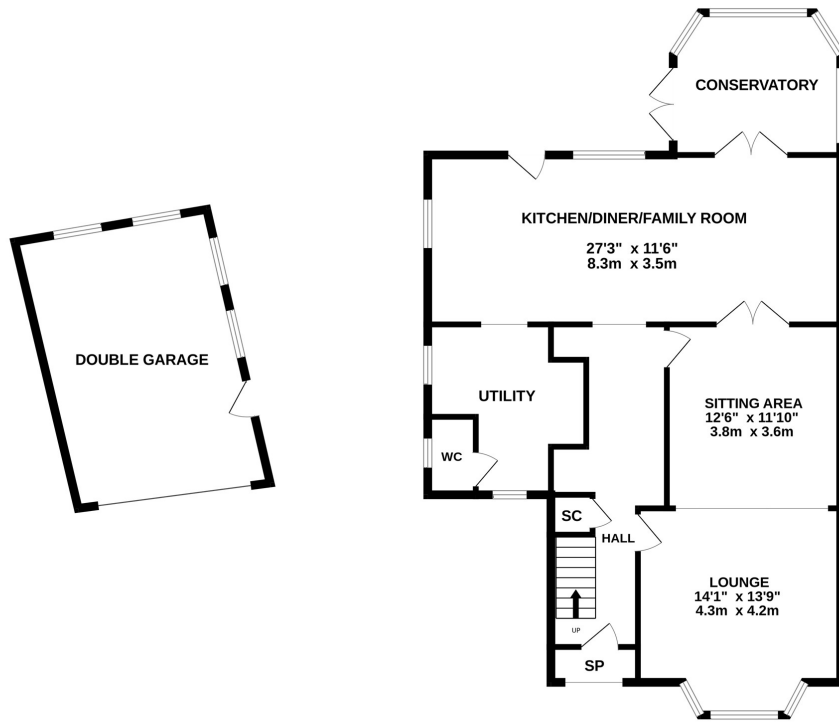
Cul-de-sac location



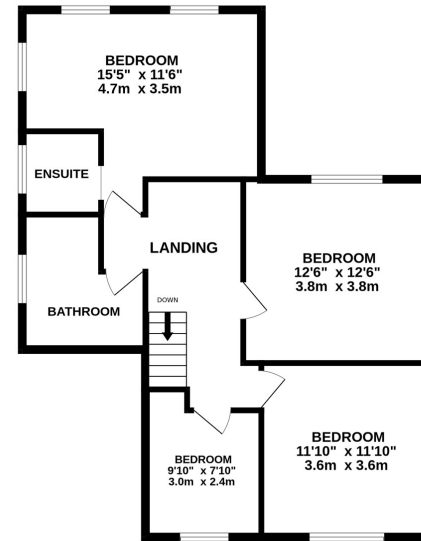
Entering the property into the entrance hall with stairs to the first floor and doors to living areas. Lounge/sitting room, lounge with fireplace and window to front aspect. Sitting room with double doors leading to the kitchen. Kitchen with a range of units, plumbing for dishwasher, space for range cooker, door to rear garden & Conservatory. Dining area with ample room to sit down and entertain. Utility room with plumbing for washing machine, space for tumble dryer, worktop with sink. Cloakroom fitted with sink with vanity unit, W.C. Conservatory with French doors overlooking the well established rear garden. First floor- Main bedroom with built in wardrobes, En-suite bathroom fitted with shower cubicle, W.C, wash hand basin. Two further double bedrooms and one single. Bathroom fitted with 3 Piece suite. On the outside the rear garden as previously mentioned is very generous in size and laid to lawn. The double garage has an electric up and over door and measures approximately 27.5 x 17.5 ft. Front garden provides off road parking.



GROUND FLOOR
1266 sq.ft. (117.6 sq.m.) approx.



1ST FLOOR
762 sq.ft. (70.8 sq.m.) approx.



TOTAL FLOOR AREA : 2027 sq.ft. (188.3 sq.m.) 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+)	A		
(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		69	82
		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.

