



Church Walk, Kempston, Bedford, Bedfordshire MK42 7BH

WALDENS ESTATE AGENTS



Church Walk
Kempston
Bedford
Bedfordshire
MK42 7BH

£625,000

Immaculately presented spacious 3 Double bedroom detached property. Backing onto open countryside this property is set in an enviable position with all amenities on your doorstep. Formerly a four bedroom house but now reconfigured to provide an extra bathroom. Offering spacious living accommodation with the benefit of a rear garden measuring approximately 170ft in length by approximately 39ft wide.

- Spacious 3 Bedroom detached property
- Study
- Large lounge
- Kitchen/diner
- Sun room
- Cloakroom
- 3 Double bedrooms
- Bathroom & Separate Shower Room
- Integral garage
- Rear garden 170ft x 39ft Approximately

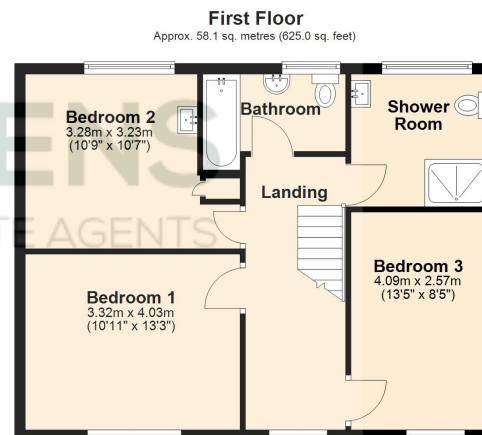
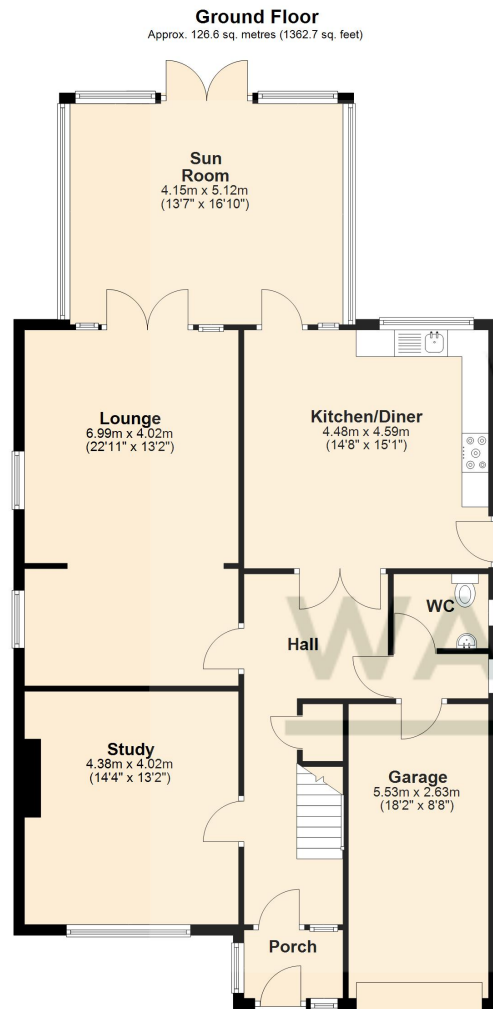
- Council Tax Band E
- Energy Efficiency Rating D



Close to countryside walks and local amenities



Entering the property into the porch with further door leading into the hallway. Stairs to first floor and doors to all living accommodation. Study located to the front of the property and generous in size. Cloakroom fitted with W.C and wash hand basin. Lounge with two windows to side aspect, double doors leading into the sun room. Kitchen fitted with good amount of built in units, space for range cooker, built in fridge & dishwasher. Space for dining table & chairs. Doors leading to side aspect and sun room. The sun room with double doors leading out to the rear garden. On the first floor are the three double bedrooms, bathroom fitted with three Piece suite. Separate shower room (previously fourth bedroom.) On the outside the rear garden is beautifully presented and a mentioned earlier approximately 170 ft in length by 39ft wide. The rear section of the garden has been separated from the main garden and left to be a wild garden to encourage wildlife. Front garden laid partly to lawn with driveway providing off road parking. Garage which has an internal access door leading into the hallway.



Total area: approx. 184.7 sq. metres (1987.6 sq. feet)

Total floor area excludes outbuildings
Plan produced using PlanUp.

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 65 | 73 |
| (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.

