



Elstow Road, Kempston, Bedford MK42 8HD

WALDENS ESTATE AGENTS



Elstow Road  
Kempston  
Bedford  
MK42 8HD

Offers in Excess of £385,000

Four bedroom link detached property offered for sale with no onward chain. Briefly comprising of kitchen/diner, lounge, dining room, downstairs shower room. Four bedrooms and bathroom. Garage and driveway.

- Four bedroom link detached house
- No onward chain
- Kitchen/diner
- Downstairs shower room
- Spacious lounge
- Dining room
- Four bedrooms on the first floor and bathroom
- Front & Rear gardens
- Driveway and garage

- Council Tax Band E
- Energy Efficiency Rating D



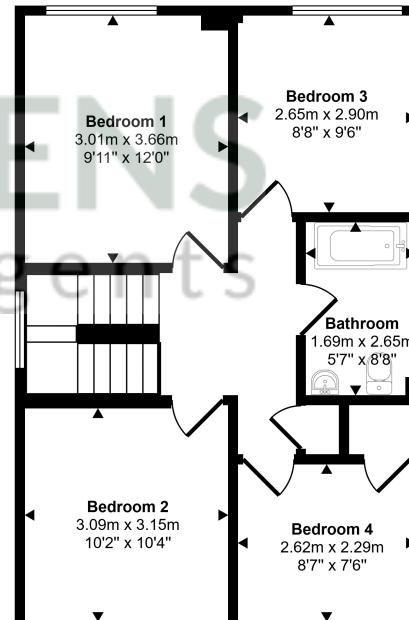
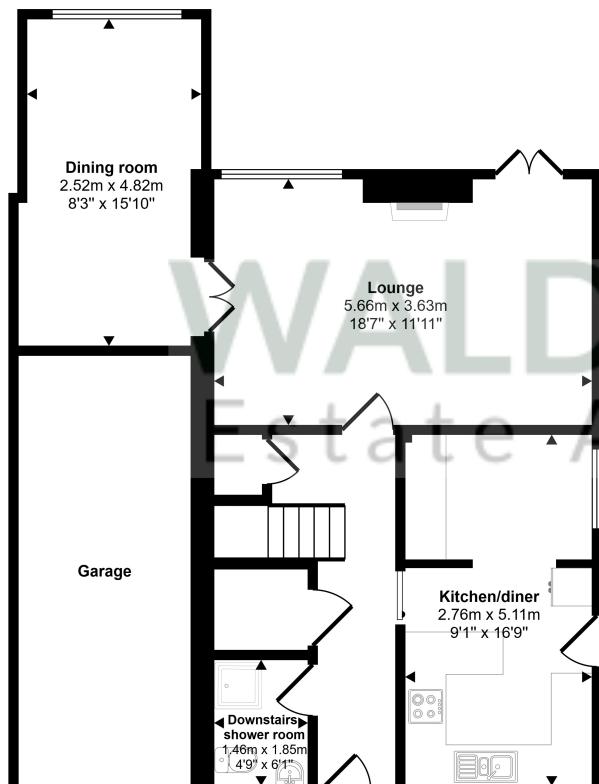
## Situated within the heart of Kempston and with walking distance to all road amenities



Entering the property, you are welcomed into a hallway featuring a storage cupboard that houses the boiler, with ample space for coats, shoes, and additional storage needs. Stairs rise to the first floor, and doors provide access to all ground floor living areas. To the front of the property, a well-appointed shower room includes a shower cubicle, wash hand basin, and W.C. The kitchen/diner offers a functional and stylish space, fitted with a range of wall and base units, built-in oven and hob, and an integrated dishwasher. There is space and plumbing for a washing machine. The dining area benefits from additional fitted units and has room for a table and chairs, with a door leading to the side of the property. The spacious lounge features a fireplace and French doors that open out to the rear garden, creating a bright and inviting space. Double doors connect the lounge to the dining room, which provides ample space for formal entertaining. Upstairs, the landing hosts an airing cupboard housing the hot water cylinder. The first floor comprises four well-proportioned bedrooms and a three-piece family bathroom. Exterior to the rear, the garden is mainly laid to lawn with a small patio area, enclosed by wooden fencing and brick walling for privacy. The front garden is also laid to lawn, with a driveway providing off-road parking and leading to the garage.

It is recommended that any interested purchasers should satisfy themselves as to the accuracy of all internal measurements and that all heating, hot water, plumbing, sanitary and electrical installations which have not been tested by us are in efficient working order and ensure services are connected. All telephone installations are subject to individual telephone company regulations.

Approx Gross Internal Area  
135 sq m / 1448 sq ft



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

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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.

