



Ditmas Avenue, Kempston, Bedford, Bedfordshire MK42 7DR

WALDENS ESTATE AGENTS



Ditmas Avenue
Kempston
Bedford
Bedfordshire
MK42 7DR

£350,000

Immaculately presented 3 Bedroom extended semi-detached property. Having undergone a side extension providing a study or bedroom if required. Stunning rear extension to incorporate a beautiful bright kitchen/diner with vaulted ceiling. Rear garden with large decking area providing a lovely seating area. Off road parking.

- Immaculate 3 Bedroom extended semi-detached property
- Double glazed & gas central heating
- Cloakroom
- Large lounge
- Study/ bedroom
- Large kitchen/diner with vaulted ceiling
- 3 Bedrooms and bathroom on the first floor
- Front garden providing off road parking
- Well maintained rear garden

- Council Tax Band C
- Energy Efficiency Rating C



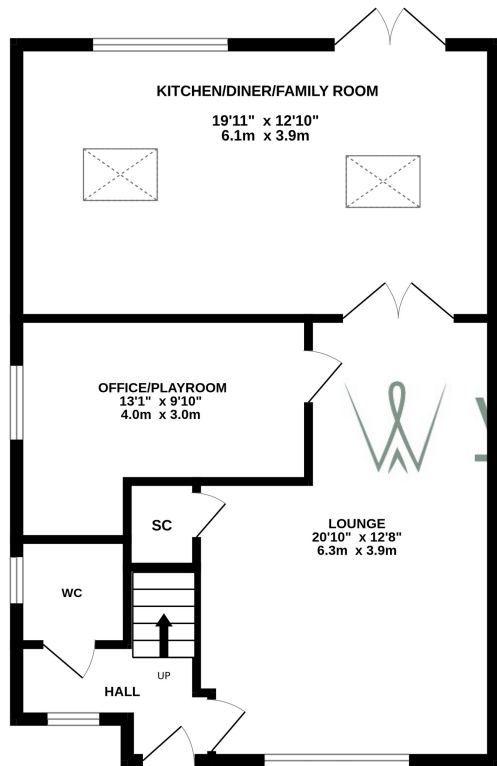
Close to local amenities



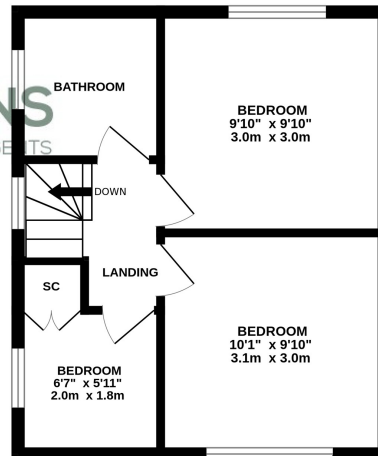
Entering the property into the entrance hall with stairs to the first floor. Cloakroom with 2 Piece suite. A comfortable sized lounge with ample room to relax. From the lounge you access the study/bedroom which forms part of the extended part of the property. Double doors from the lounge take you into the impressive kitchen/diner that forms the rear extension that has been carried out. The kitchen area has an abundance of fitted units, built in double oven, integrated full size fridge & freezer, integrated dishwasher. washer dryer and space for washing machine. Breakfast bar with seating. Space for dining table and chairs. Vaulted ceiling with skylight windows. French doors to rear garden. On the first floor there are two double bedrooms and one single. 3 Piece bathroom with fitted shower screen and shower. On the outside rear garden with large decking area providing a seating area. Remainder of garden laid to lawn with flower and shrubs borders. Front garden laid to mono block paving providing off road parking.



GROUND FLOOR
667 sq.ft. (62.0 sq.m.) approx.



1ST FLOOR
321 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA : 988 sq.ft. (91.8 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		85
(81-91)	B		
(69-80)	C	74	
(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.

