



Harrier Way, Kempston, Bedford MK42 7TY



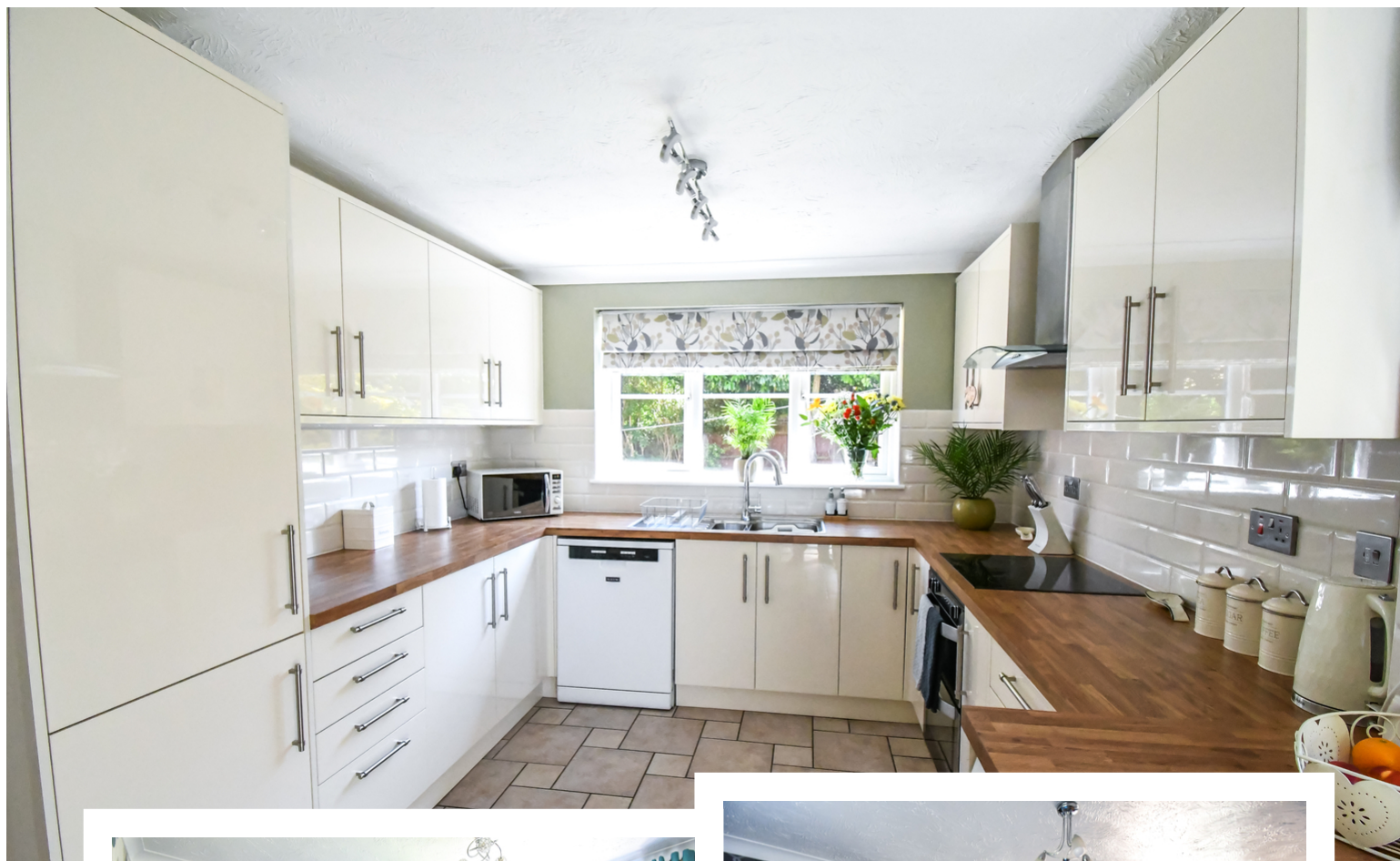
Harrier Way
Kempston
Bedford
MK42 7TY

£440,000

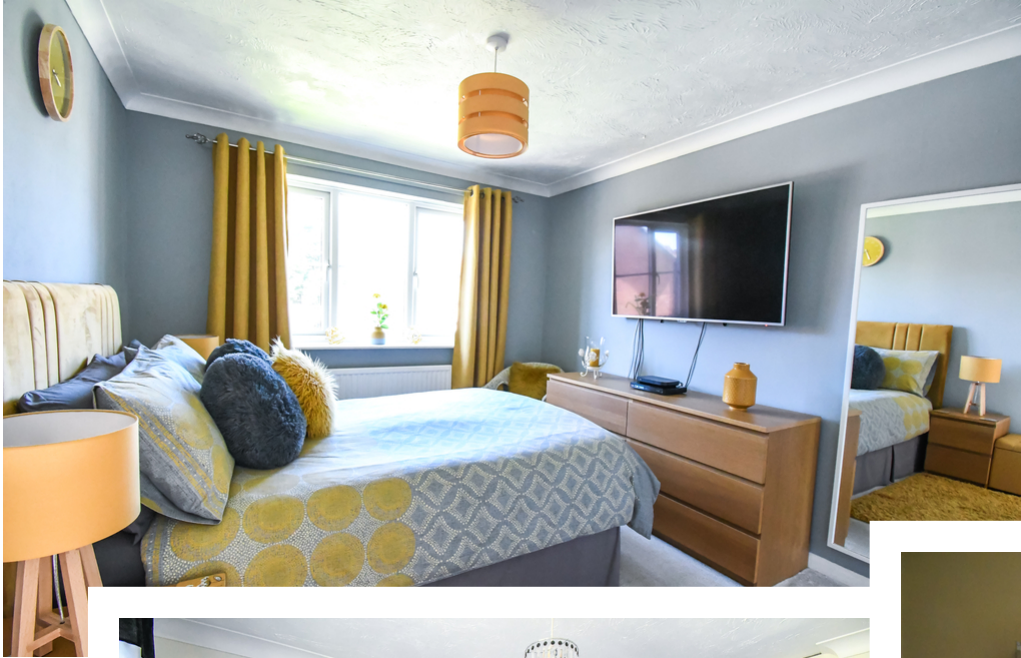
Superbly situated within a Cul de sac location of similar properties and beautifully presented throughout is this 4 bedroom detached home with double garage **Click The Virtual Tour To See The Buyers Guide**

- Beautifully Presented Throughout
- Cul-de-Sac Location
- 4 Bedroom Detached Property
- Double Garage With Parking
- Refitted Kitchen
- Downstairs WC
- En- Suite To Principle Bedroom
- Gas Central Heating
- Double Glazed Throughout

- Council Tax Band E
- Energy Efficiency Rating D



The location of the property provides the perfect balance for family living. Set a short distance from the A421 and only minutes away from the M1 Motorway and other key transport links such as Bedford Train Station with direct links to London St. Pancras. Other benefits include a short walk to shops & Bedford Hospital, local amenities including community centre & schooling.



This stylish home has been comprehensively updated by the current owners and now presents beautifully. Situated within a cul de sac and within easy reach to the Bedford bypass offering A1 & M1 links.

Entered via the front door into the welcoming entrance hall with doors running off into the reception rooms, downstairs Wc and a staircase rising to the first floor accommodation. To the right upon entering there is a dining area. The lounge spans from front to back on this property and has a focal point feature fireplace and sliding patio doors leading into the rear garden.

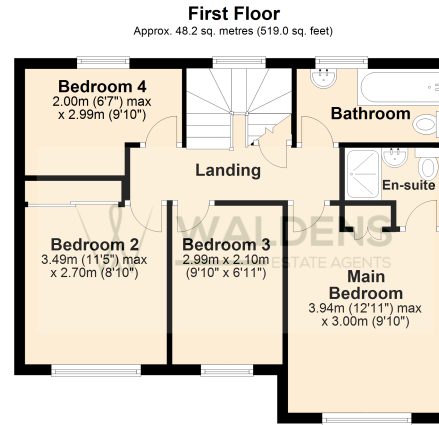
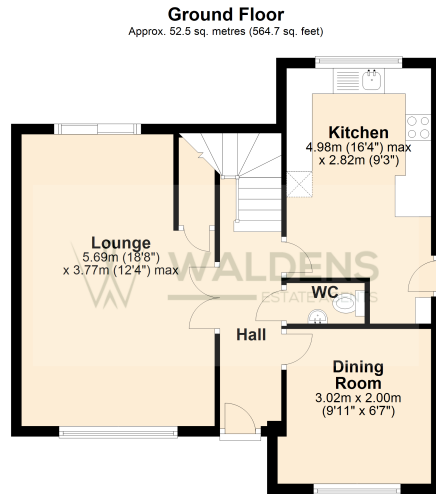
At the rear of the property and overlooking the wonderful garden is the modern and refitted kitchen which features contemporary wall and base units with worksurfaces over and space for day to day necessary appliances, there is also a personal access door to the side.

Ascending the stairs the first floor landing splits in two, the left hand side leads over to the principle bedroom suite which features a generous sized bedroom and is served with an en suite shower room featuring a double width shower cubicle. There are three other good-size bedrooms and a family bathroom which features a fitted suite with shower over the bath.

OUTSIDE

The property is situated in a lovely residential setting. A tarmac driveway provides off-road parking and leads to the double garage that offers a personal access door from the garden. Rear garden is mainly laid to lawn and has a patio area. There is a pretty front garden mostly laid to lawn with numerous flowering plants and shrubs and also high hedging. Gated pathways run down both sides of the house providing direct access to the rear.





Total area: approx. 100.7 sq. metres (1083.6 sq. feet)

This floor plan is for illustrative purposes only. The total size does not include outbuildings and is an approximate. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC