



The Silver Birches, Kempston, Bedford, Bedfordshire MK42 7TT

WALDENS ESTATE AGENTS



The Silver Birches
Kempston
Bedford
Bedfordshire
MK42 7TT

£290,000

Three bedroom semi detached house in immaculate condition. Downstairs Cloakroom, Re-fitted Kitchen & Shower Room. Ample off road parking and garage. No onward chain.

- Well presented 3 Bedroom semi detached property
- No onward chain
- Double glazed & gas central heating
- Cloakroom
- Lounge
- Kitchen / Diner
- Garage & Driveway
- Enclosed Garden With Gated Side Access

- Council Tax Band C
- Energy Efficiency Rating C



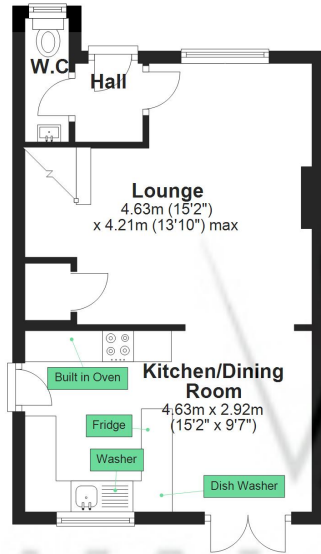
The Silver Birches is a set on a no through road. Close to public transport and within walking distance of local shops and schools. A421, A428, M1 and A1 are all accessible with ease.

Entering the property into the hall area with doors to downstairs cloakroom which has a low level WC and wash hand basin. The lounge is of a generous size and has stairs to first floor. Window overlooking the front of the property. The dining area and kitchen are to the rear and over look the garden. The dining area has French doors leading out to the patio area. The kitchen has been re-fitted and is in immaculate condition. Integrated appliances included. Built in double oven and gas hob with extractor. Double glazed door leading out onto the covered drive. The stairs take you to the first floor where you have three proportional sized bedrooms. Two of the bedrooms have built in wardrobes. The shower room has been re-fitted and like the rest of the property is in immaculate condition. Good sized double shower, low level WC and wash hand basin. Outside you have a covered driveway with gates and allows parking for numerous vehicles. Garage with up and over door. The rear garden is fully enclosed with gated access, delightful patio area and the remainder is mainly laid to lawn. The front is shingled with a path leading to the front door.



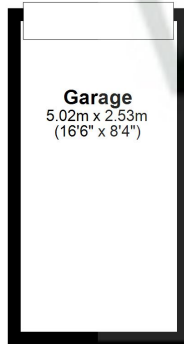
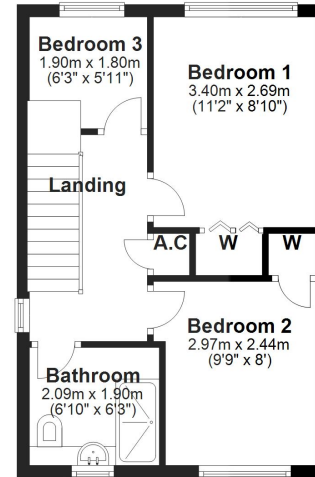
Ground Floor

Approx. 46.7 sq. metres (502.5 sq. feet)



First Floor

Approx. 33.9 sq. metres (364.7 sq. feet)



Total area: approx. 80.6 sq. metres (867.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibilities for any errors, omissions, or mis-statements is taken by the Author or Agents. This Plan is for illustration purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	77
(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.

