



Beech Walk, Kempston, Bedford MK42 7NX

WALDENS ESTATE AGENTS



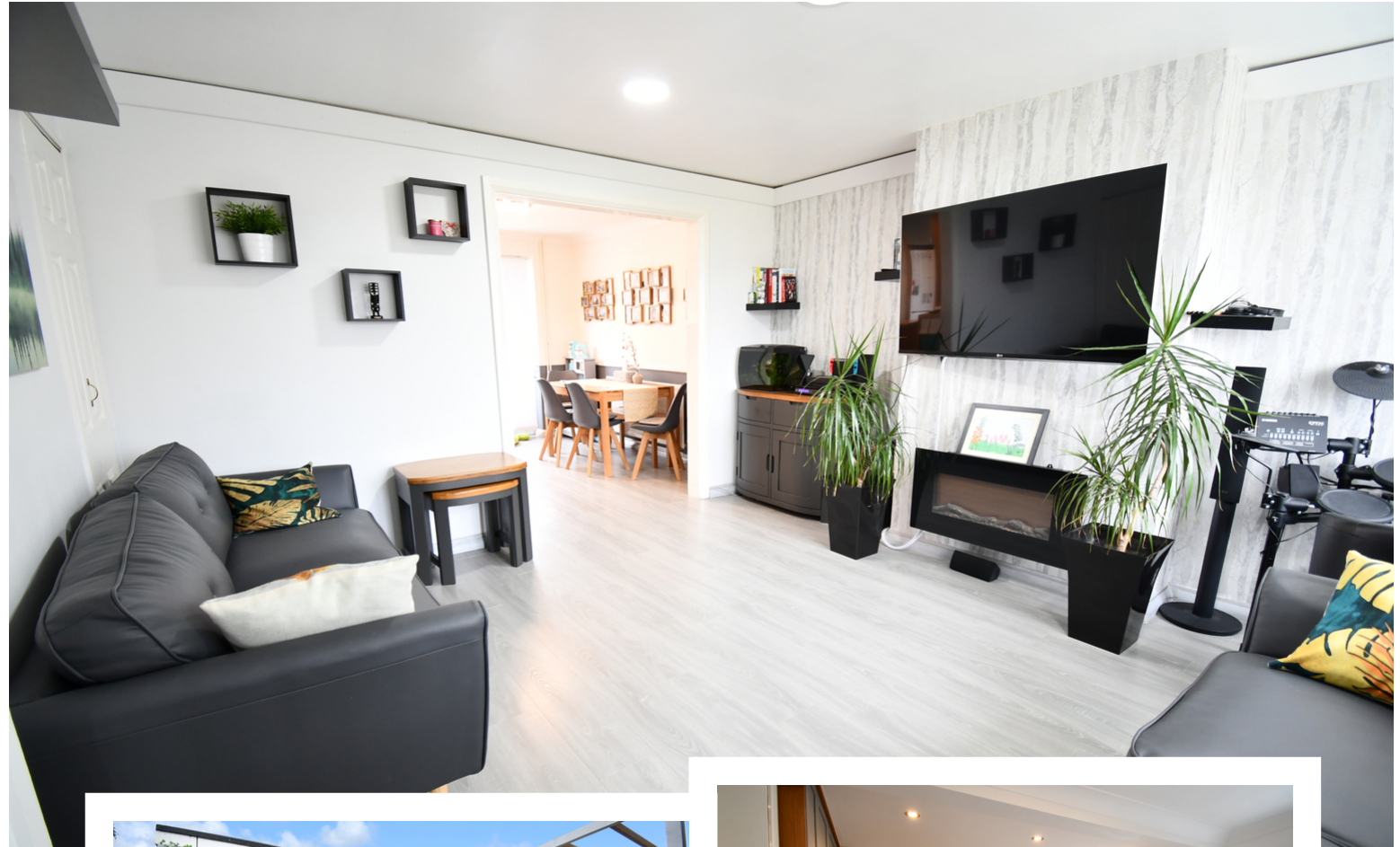
Beech Walk
Kempston
Bedford
MK42 7NX

£300,000

Overlooking an open green area to the front, this immaculate and much-improved three-bedroom semi-detached home is located in the popular area of Beech Walk. The property has a delightful garden allowing access to a garage and driveway, offering convenient off-road parking.

- Beautifully Presented Throughout
- 3 Bedroom Semi Detached House
- Off Road Parking & Garage
- Lounge
- Open Kitchen/Dining Area Occupying The Rear
- Double Glazed & Gas Central Heating
- Close By To Amenities & Schooling
- 12 Solar Panels

- Council Tax Band C
- Energy Efficiency Rating C



Located within easy walking distance local schools including Primary and Academy and shops. Access to the A421 is only a short car distance allowing further commute to the M1 & A1. Bedford Train Station is only a short car/bus and you can be at St Pancras in 45 minutes.



Entering the property through the extended entrance porch, you are welcomed into a hallway that provides access to the staircase leading to the first-floor accommodation, as well as a doorway into the formal lounge. This spacious lounge is situated at the front of the property and benefits from under-stair storage. To the rear of the ground floor, you'll find a beautifully presented open-plan kitchen and dining area. The kitchen is well-equipped with a range of base and eye-level units, offering ample storage and space for essential appliances. The adjoining dining area enjoys direct access to the fully enclosed rear garden, making it ideal for both everyday living and entertaining. Upstairs, the first floor hosts three well-proportioned bedrooms and a family bathroom. The bathroom is fitted with a modern white three-piece suite and features fully tiled walls for a sleek finish. Outside, the rear garden includes a generous patio area—perfect for outdoor dining and entertaining. The garden is fully enclosed and includes a personal door providing access to the garage. The garage is fitted with an up-and-over door and benefits from parking space in front. Additional features of the property include fitted solar panels, (12) offering energy efficiency and potential savings on utility bills.



The First Floor plan shows a central landing area with a staircase leading down. To the left of the landing is a bathroom. To the right of the landing are three bedrooms: Bedroom 2 (top right), Bedroom 1 (bottom right), and Bedroom 3 (bottom left). A window labeled 'W' is located on the right wall of the landing area. The dimensions for each room are provided in both feet and inches, and meters and centimeters.

Room	Dimensions (ft x in)	Dimensions (m x cm)
Bathroom	6'10" x 6'8"	(2.08m x 2.03m)
Bedroom 2	9'3" x 9'1"	(2.82m x 2.77m)
Bedroom 1	12'11" x 8'9"	(3.94m x 2.67m)
Bedroom 3	6'10" x 6'8"	(2.08m x 2.03m)

First Floor

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92+) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		69	85
<p>England, Scotland & Wales</p>		<p>EU Directive 2002/91/EC</p>	