



Chantry Avenue, Kempston, Bedford MK42 7RL

WALDENS ESTATE AGENTS

Chantry Avenue
Kempston
Bedford
MK42 7RL

Guide Price £340,000

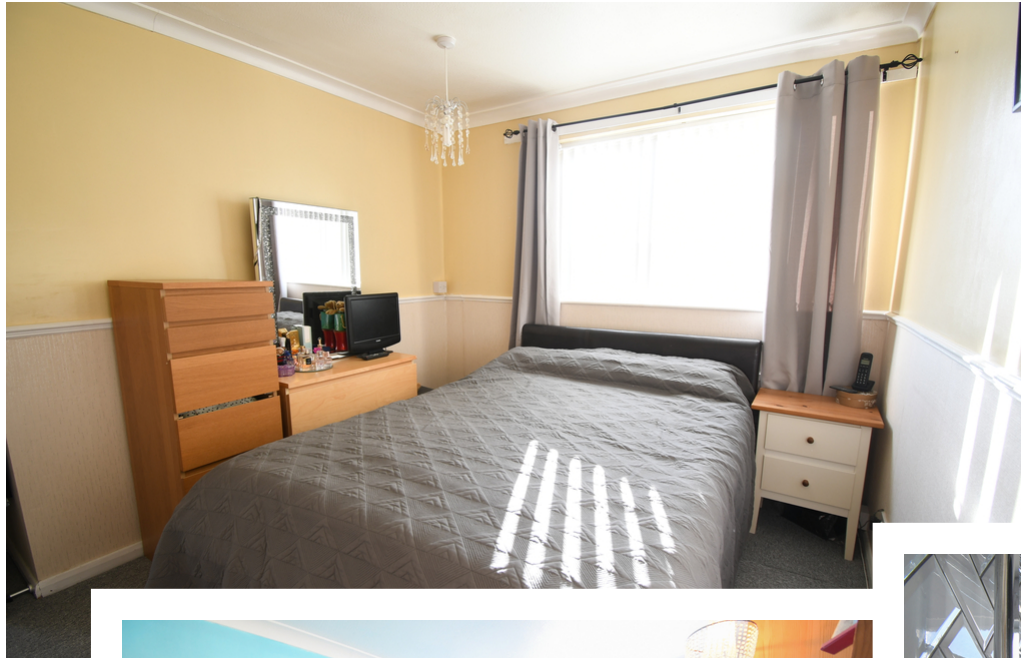
Extended three bedroom detached property in immaculate condition and improved by the current sellers. TWO beautiful fitted shower rooms, Kitchen/Family Room, Dining Area, Separate Lounge. Garage. Off Road Parking. Low Maintenance Garden.

- Separate Lounge
- Kitchen & family/ dining room
- Double glazed
- Downstairs WC & Shower Room
- Upstairs Re-fitted Shower Room
- Three Proportional Bedrooms
- Gas Central Heating
- Low Maintenance Garden
- Garage & Off Road Parking

- Council Tax Band D
- Energy Efficiency Rating D



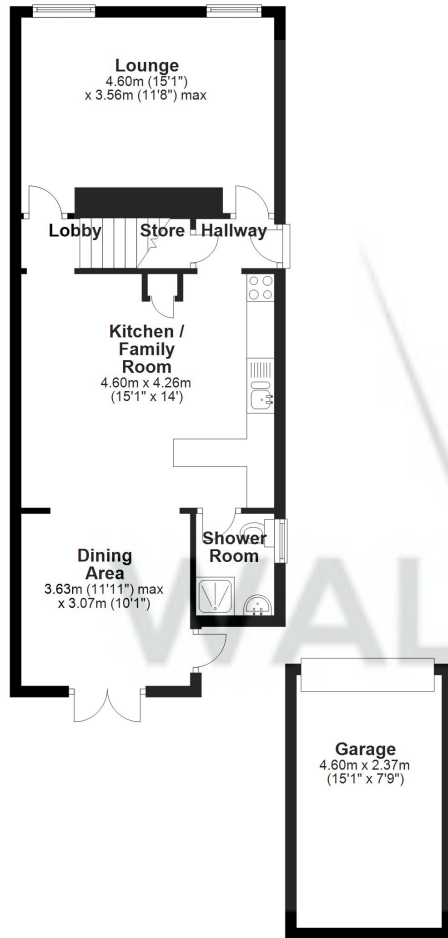
Located in Kempston within walking distance of shops and local Primary & Academy School.



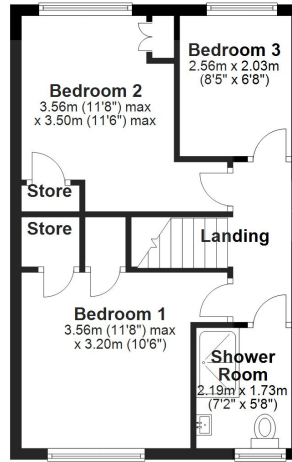
Entering the property into the hall you have two doors which lead to the lounge and the kitchen. The kitchen has been thoughtfully extended to give you a sizeable kitchen and family/ entertaining area. The kitchen has a good selection of cupboards and plumbing for washing machine. Built in Oven. Ample space for additional appliances. The room leads into the dining area which has French doors out into the garden. The sizeable room holds a good sized dining table and chairs. The sellers have added a beautiful white shower room with enclosed shower, low level WC, wash hand basin and chrome towel rail. The lounge is of a generous size and runs the whole width of the house. Two large windows to the front allow the natural light to flow in. The lounge can be accessed via the kitchen/family room or from the hall itself. Upstairs like downstairs is immaculate. Three proportional sized bedrooms. Beautiful re-fitted shower room which has been cleverly extended by the sellers to enable a double walk in shower, low level WC, wash hand basin and chrome towel rail. Outside the rear garden is enclosed by recently fitted fences and has gated access to the shared drive and garage. The garden itself has been mono blocked for easement and makes it a wonderful entertaining area. The property has a garage to the side with up and over door. The current seller has enhance the garage by putting ample power sockets in there. One vehicle car space directly outside the front.



Ground Floor



First Floor



Total area: approx. 91.7 sq. metres (987.4 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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		66	79
		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.

