



The Silver Birches, Kempston, Bedford MK42 7TS



The Silver Birches  
Kempston  
Bedford  
MK42 7TS

£375,000

Extended detached property. No onward chain. Professionally redecorated throughout. Gas radiator central heating. Double glazed throughout. Kitchen has been replaced by the current seller. Cloakroom. Garage. Driveway.

- 4 bedroom extended detached property
- No onward chain
- Cul-de-sac Location
- Gas radiator central heating & Double glazed windows and doors
- Cloakroom
- Garage and parking for numerous vehicles
- Viewing highly recommended
- Kitchen / Breakfast Room
- Outside Covered Entertaining Area

- Council Tax Band D
- Energy Efficiency Rating D



The Silver Birches is found on a no through road within easy access to local amenities.

Set within a small cul-de-sac with similar style houses. The property has been thoughtfully extended to the rear which allows all weather entertaining.



Entering the property the hallway gives access to all the downstairs rooms, the stairs have a handy cupboard underneath. The kitchen is to the front of the property has been refitted in the last few years by the current seller. It has ample storage and work spaces. Built in oven and hob. The seller has informed us that the boiler was replaced in the last few years. To the rear of the property you have an amazing sized lounge which opens into the dining area. The patio door slides open and gives access to the covered entertaining area which allows it to be functional space all year round.

To the first floor there are 3 bedrooms and study/ fourth bedroom, family bathroom with panelled bath with independent shower over and fitted shower screen, low level toilet, wash hand basin, tiled floor and spot lights to ceiling..

On the outside there is a driveway providing off road parking leading to integral garage with power and light. Access gate to the side leads to the rear garden. The rear garden is enclosed by fencing mainly laid to lawn with a variety of shrubs, bushes and covered patio area with sky light window and outside light. Built in shed with power and light.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	61	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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