



Denton Close, Kempston, Bedford, Bedfordshire MK42 8RY


WALDENS
ESTATE AGENTS

Denton Close
Kempston
Bedford
Bedfordshire
MK42 8RY

£295,000

3 Bedroom Detached**Garage & Parking**Downstairs Wc**No Onward Chain Complications**Conservatory**Scope To Extend(STPP)**Double Glazed**Click The Virtual Tour To See The Buyers Guide**

- Click The Virtual Tour To Experience Our Interactive Buyers Guide
- 3 Bedroom Detached House
- Garage & Driveway
- Lounge/Dining Room
- Kitchen
- Downstairs WC
- Modern Shower Room
- Enclosed Rear Garden
- Scope To Extend (STPP)
- Warm Air Heating

- Council Tax Band D
- 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.



Waldens are delighted to be selected as the marketing agent to present this 3 bedroom detached property situated on an envious plot with scope to extend (STPP) in Denton Close within Kempston.

Entering the property the entrance hall has doors to all rooms and a staircase rising to the first floor accommodation. The open lounge dining area is bright and airy with windows to both front and rear aspect and double doors leading into the conservatory. Kitchen is well equipped with base and eye level storage and has space for the day to day necessary appliances with a door leading to the side of the property. Conveniently has a downstairs WC with wash hand basin and a window to the side aspect.

Upon the first floor are 3 bedrooms and a modern fitted shower room suite.

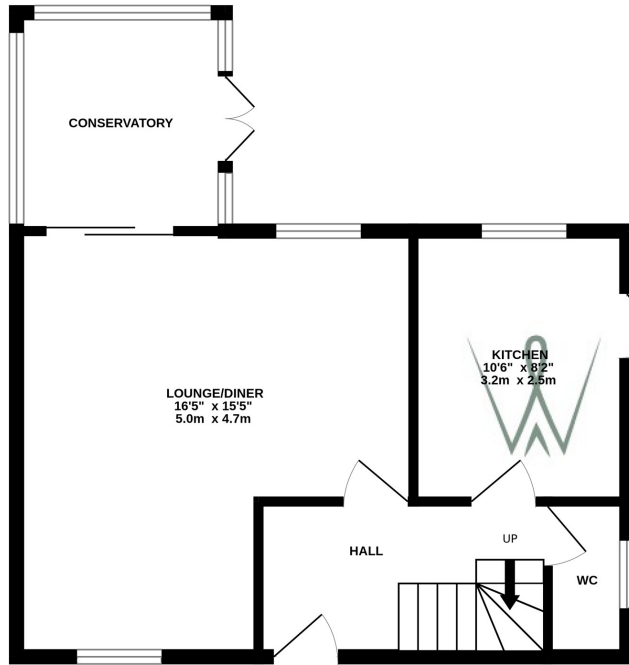
Outside the rear garden is fully enclosed with a gated side access, mainly lawned.

Frontage is of a good side being lawned and this could easily be altered to provide further off road parking if required.

Garage - personal access door at the rear leading to the side of the property - up and over metal door - window to the side - hard standing area to the front to provide off road parking.



GROUND FLOOR
462 sq.ft. (42.9 sq.m.) approx.



1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA : 855 sq.ft. (79.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC