



Halsey Road, Kempston, Bedford, Bedfordshire MK42 8AT

WALDENS ESTATE AGENTS



Halsey Road  
Kempston  
Bedford  
Bedfordshire  
MK42 8AT

GUIDE PRICE £375,000

Internal viewing is advised to appreciate this well presented 3 Bedroom extended semi-detached property. Having undergone a single storey extension at the rear providing ample entertaining space. Briefly comprising of Lounge, sitting/dining area, kitchen/breakfast room, cloakroom, 3 Bedrooms & 4 Piece bathroom. Front garden providing off road parking. Enclosed rear garden incorporating a large summer house.

- Well presented 3 Bedroom extended semi- detached property
- Conveniently Placed For Schools, Amenities & Addison Park,
- Lounge
- Sitting room/dining room
- Kitchen/ Breakfast Room
- Cloakroom
- 3 Bedrooms
- Beautiful 4 Piece Bathroom Suite
- Front garden providing off road parking
- Enclosed rear garden

- Council Tax Band C
- Energy Efficiency Rating D



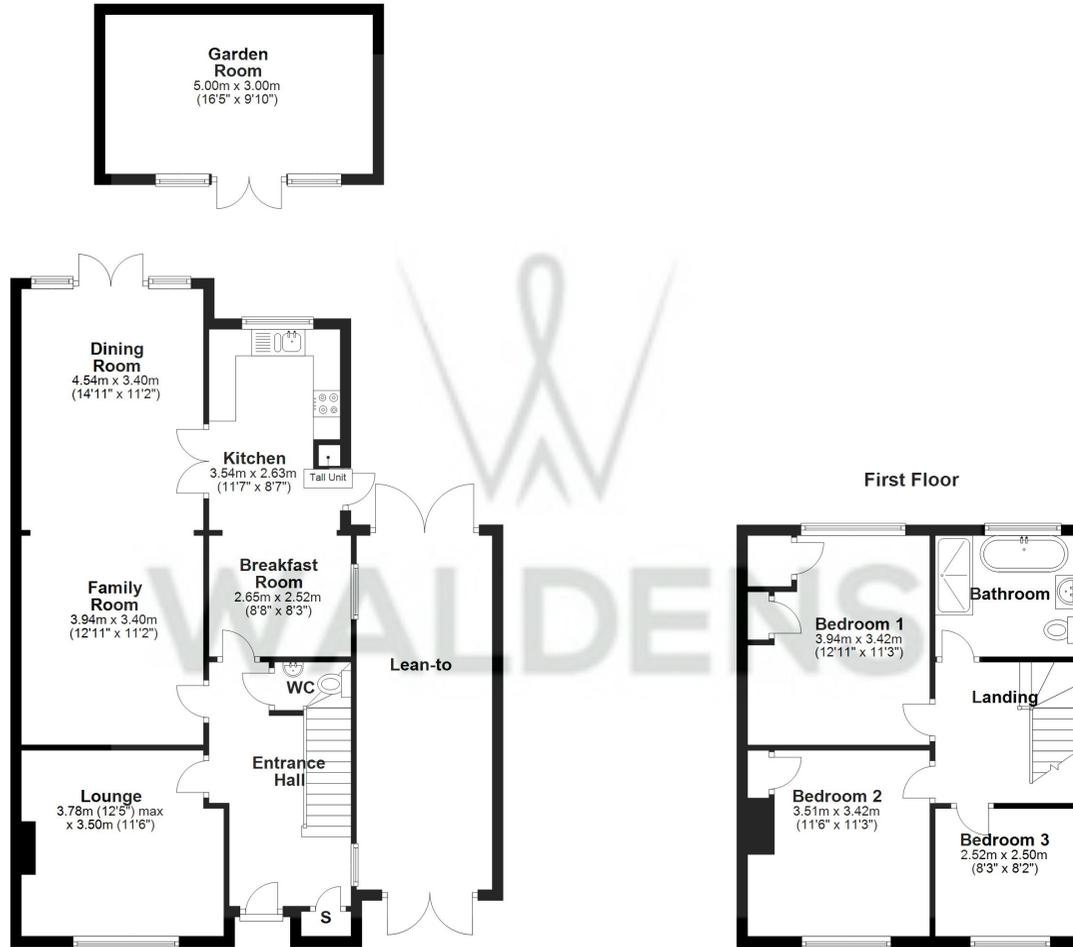
Ideal location for Kempston's all round amenities. Schools are within walking distance and local shops. Located within easy access for the A421/A428 and access then to



Entering the property with stairs to first floor and doors to all living areas. Cloakroom which is under the stairs and fitted with W.C and wash hand basin. Lounge situated at the front of the property and currently used as a fourth bedroom. Sitting room/dining room which forms part of the extension and makes this room generous in size with a formal seating area and separate area for dining with French doors leading to rear garden. Kitchen which also forms part of the extension with a range of fitted units with built in oven and hob. Small seating area which has room for an American style fridge freezer. Door leading to rear garden. On the first floor are the 3 Bedrooms and a beautiful 4 Piece bathroom suite which has the walk in shower, freestanding bath, wash hand basin and W.C. On the outside at the side of the property is a covered area ideal for extra storage. Rear garden mainly laid to lawn with gated access to the rear which leads to Addison Howard park. Within the rear garden is a large summer house currently used as an entertaining space with bar, seating area. This room could easily be used as a home office/ children's playroom. Front of the property provides off road parking.



**Ground Floor**



Total area: approx. 152.7 sq. metres (1644.1 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 responsibility 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>74</b>
(55-68)	<b>D</b>	<b>60</b>	
(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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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.

