



Eaton Road, Kempston, Bedford, Bedfordshire MK42 7RP



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Kempston  
Bedford  
Bedfordshire  
MK42 7RP

GUIDE PRICE £365,000

Improved throughout and in beautiful condition we have this 3 DOUBLE bedroom extended semi detached property. Double storey rear extension providing spacious accommodation. Stylish re-fitted kitchen, spacious lounge, good sized enclosed rear garden. Property has been fully Re-wired and fully Re-plastered. Planning permission in place for further side & rear extension.

- Well presented 3 Double bedroom extended semi detached property
- Double glazed and gas central heating
- Re-fitted kitchen
- Spacious lounge
- Dining room
- 3 Double bedrooms
- Shower room
- Enclosed rear garden
- Garage
- Driveway

- Council Tax Band C
- Energy Efficiency Rating D



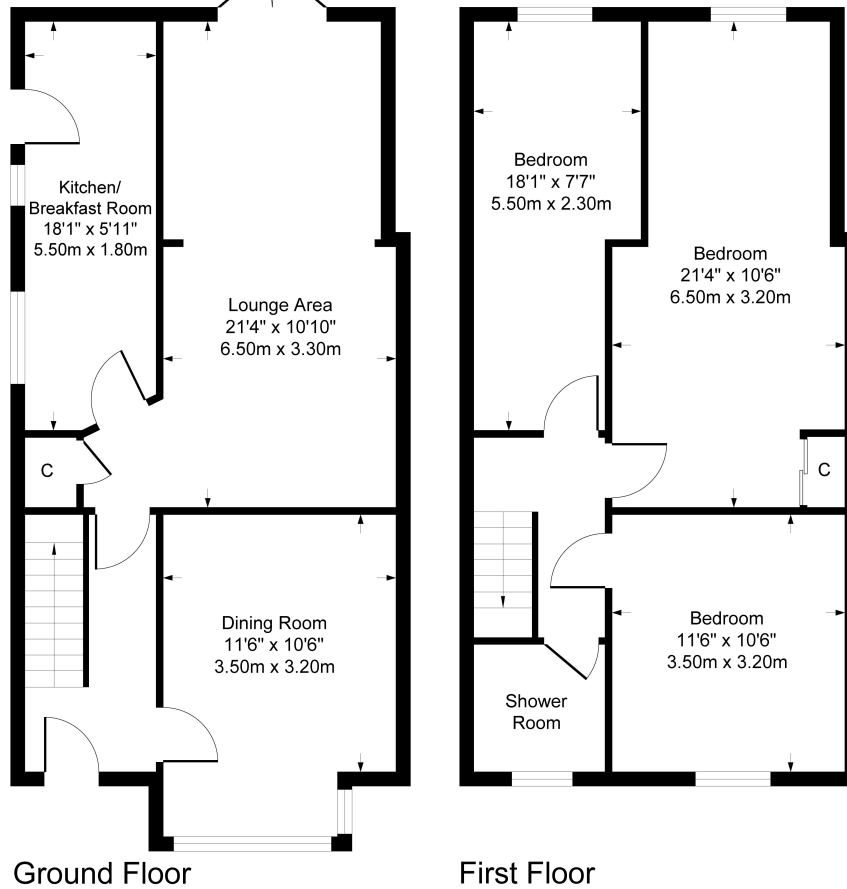
## Close to all local amenities and road routes



Entering the property into the entrance hall with stairs to first floor and doors to all living areas. Dining room is located to the front of the property, window to front aspect. Kitchen has been re-fitted with modern units and worktops, eye level oven, gas hob, built in dishwasher. Double sink with drainer. Space for American style fridge freezer. Lounge which as previously mentioned is generous in size, fireplace, French doors to rear garden. On the first floor are the three bedrooms, with bedrooms one & two being larger than normal due to being part of the extension. Shower room with shower cubicle, wash hand basin, W.C. On the outside the front garden is laid to shingle and enclosed by brick walling. Double wooden gates lead to the side aspect which in turn leads to the rear garden. Brick built outbuilding which houses the washing machine. Detached single garage. Rear garden, partly laid to paving with Remainder laid to lawn and enclosed by wooden fencing.



Approximate Gross Internal Area  
1092 sq ft - 102 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.  
Measured in accordance with RICS Standards.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>86</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>67</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.

