Beech Walk, Kempston, Bedford MK42 7NX

WALDENS
ESTATE AGENTS

Beech Walk
Kempston
Bedford
MK42 7NX

£325,000

3 Bedroom detached property situated on a tree lined walkway in this popular area of Kempston. Two separate reception rooms, garage at the rear with parking.

• 3 Bedroom Detached House

• Lounge

• Dining room

• Kitchen

• Front and rear gardens

• Workshop

• Garage & Driveway
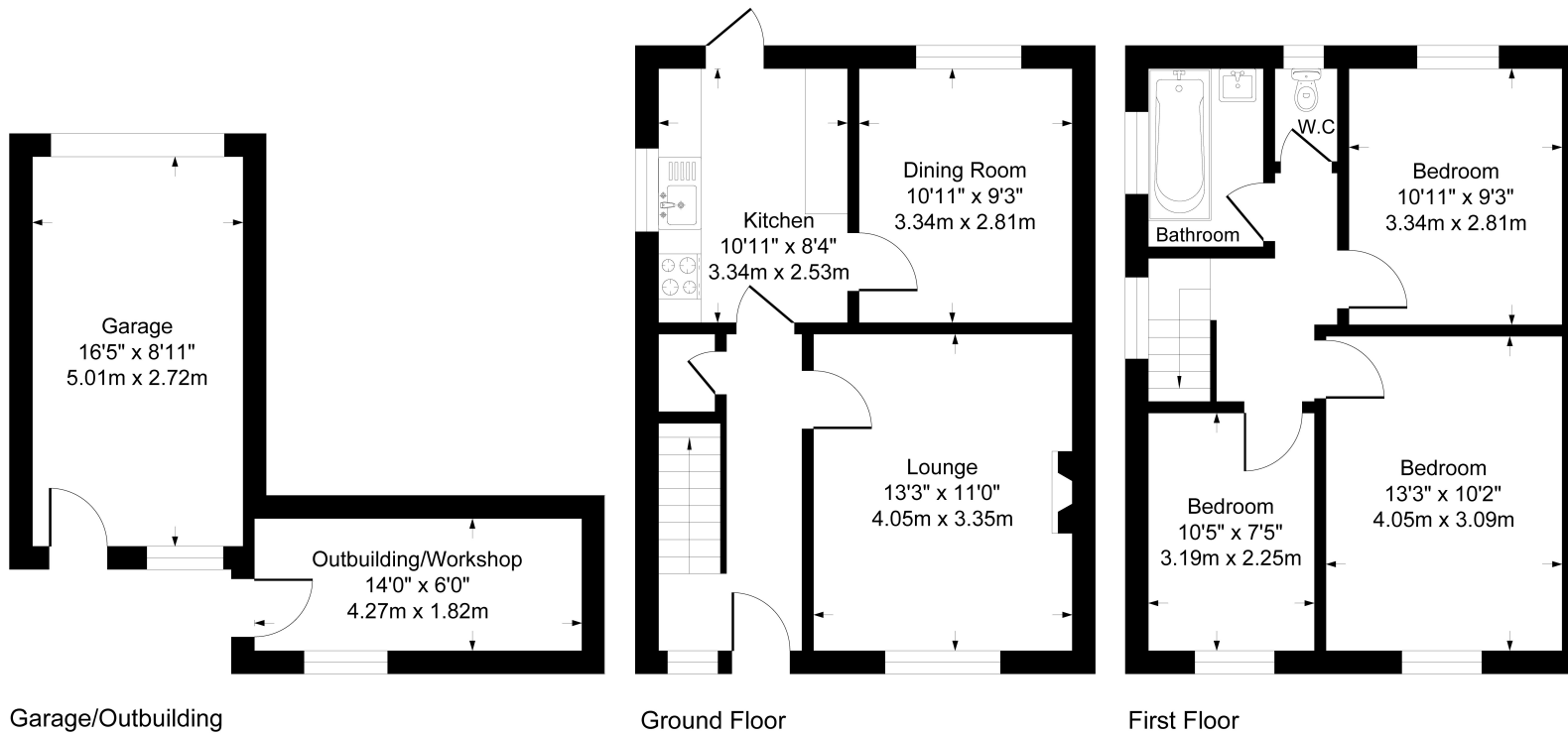
- Council Tax Band D

- Energy Efficiency Rating E

Close to all amenites

Entering the property into the entrance hall with stairs to first floor. Lounge is to the front with window overlooking the front garden. Dining room has window looking over the rear garden. Kitchen has a range of units and space for all white goods. Having a window to side and door to rear garden. On the first floor there are 3 Good sized bedrooms. Bathroom fitted with bath and wash hand basin. Separate W.C. Front garden is enclosed by low level brick walling. Rear garden with patio area and remainder laid to lawn. Enclosed by wooden fencing. Brick built workshop. Garage at the rear and is accessed via The Hornbeams.

Approximate Gross Internal Area
1077 sq ft - 100 sq m

Energy Efficiency Rating

		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

England, Scotland & Wales — EU Directive 2002/91/EC

Garage
16'5" x 8'11"
5.01m x 2.72m

Outbuilding/Workshop
14'0" x 6'0"
4.27m x 1.82m

Garage/Outbuilding

Kitchen
10'11" x 8'4"
3.34m x 2.53m

Dining Room
10'11" x 9'3"
3.34m x 2.81m

Lounge
13'3" x 11'0"
4.05m x 3.35m

Ground Floor

Bathroom

W.C

Bedroom
10'11" x 9'3"
3.34m x 2.81m

Bedroom
10'5" x 7'5"
3.19m x 2.25m

Bedroom
13'3" x 10'2"
4.05m x 3.09m

First Floor

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.

The Property Ombudsman

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