



Ditmas Avenue, Kempston, Bedford MK42 7DP



Ditmas Avenue  
Kempston  
Bedford  
MK42 7DP

£330,000

Extended three bedroom semi-detached property which is in immaculate order. Having undergone a single extension to the rear providing a spacious and inviting kitchen/diner/entertaining area. Remainder of the property comprising of lounge with feature fireplace, 3 Bedrooms & bathroom. Generous sized enclosed rear garden.

- Well presented 3 Bedroom extended semi-detached property
- Double glazed & gas central heating
- Lounge
- Spacious kitchen/diner/entertaining area
- 3 Bedrooms & bathroom
- Enclosed rear garden
- Front garden

- Council Tax Band C
- Energy Efficiency Rating E



Close to local schools and road links.

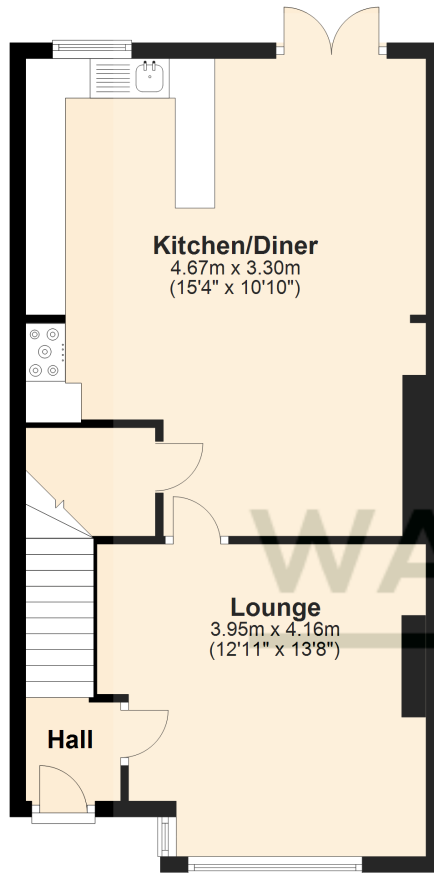


Entering the property into the hall which has stairs to first floor and door to lounge. The lounge is to the front with feature fireplace and box bay window to front. A door leads in to the open plan kitchen/diner. Kitchen area has a good selection of fitted units. Including, integrated dishwasher, space for range cooker, fridge freezer. Space for a large dining table & chairs. The sizeable versatile room allows space for sofa. Under stairs cupboard housing boiler & washing machine. Skylight windows and French doors to rear garden. On the first floor are the three bedrooms & bathroom. On the outside, rear garden with large paved area with remainder of rear garden laid to lawn and enclosed by wooden fencing.. Front garden laid to lawn and enclosed by brick walling.



## Ground Floor

Approx. 38.7 sq. metres (416.2 sq. feet)



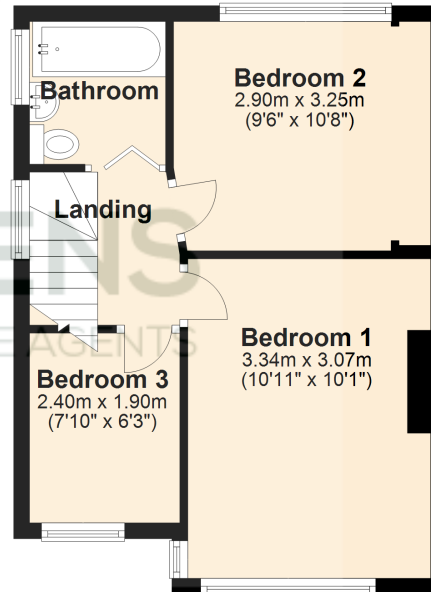
**Kitchen/Diner**  
4.67m x 3.30m  
(15'4" x 10'10")

**Lounge**  
3.95m x 4.16m  
(12'11" x 13'8")

**Hall**

## First Floor

Approx. 34.3 sq. metres (369.2 sq. feet)



**Bathroom**

**Bedroom 2**  
2.90m x 3.25m  
(9'6" x 10'8")

**Landing**

**Bedroom 1**  
3.34m x 3.07m  
(10'11" x 10'1")

**Bedroom 3**  
2.40m x 1.90m  
(7'10" x 6'3")

Total area: approx. 73.0 sq. metres (785.3 sq. feet)

Total floor area excludes outbuildings.  
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>78</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>54</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.

