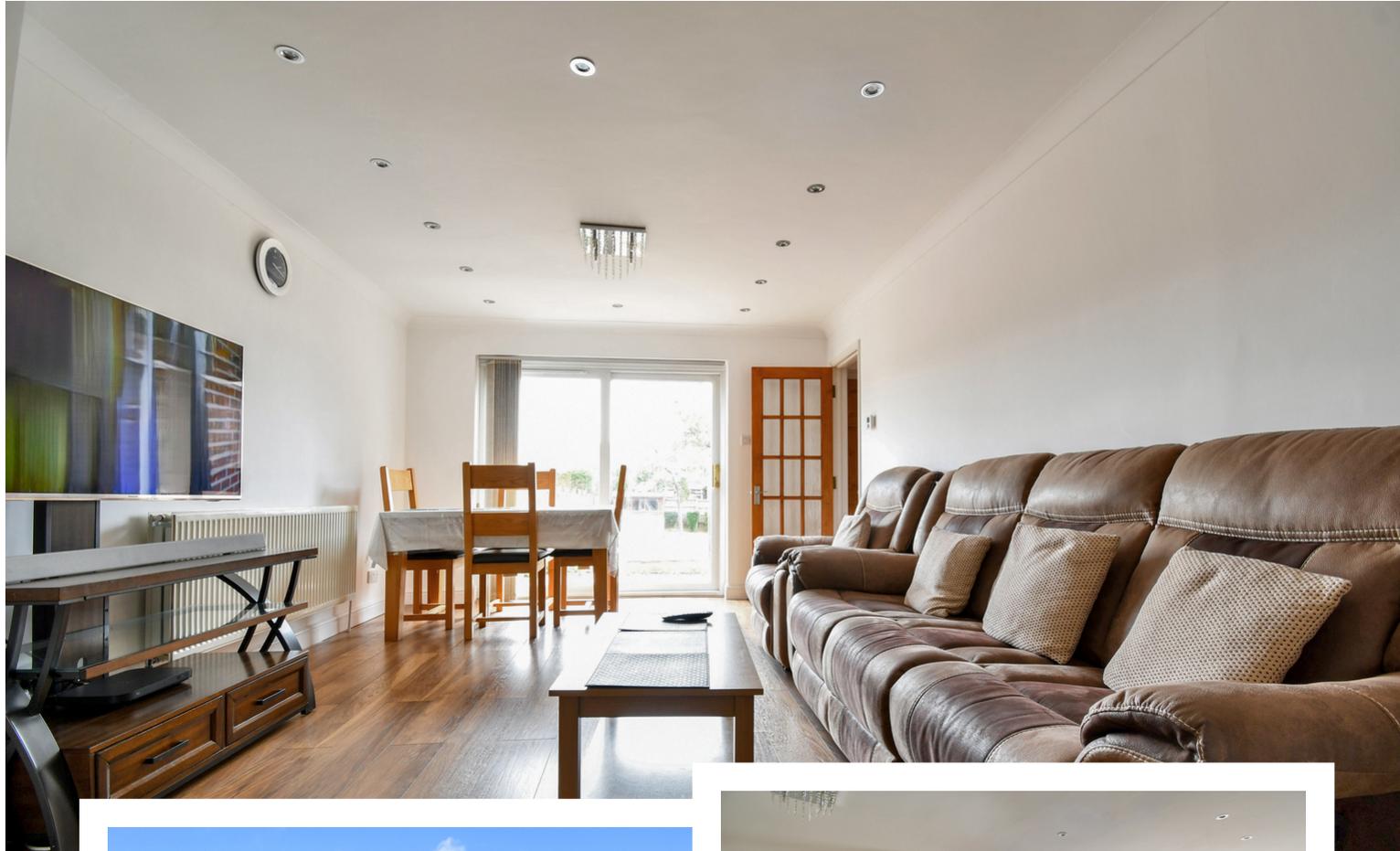




194 Spring Road, Kempston, Bedford MK42 8ND

WALDENS ESTATE AGENTS





194 Spring Road
Kempston
Bedford
MK42 8ND

Offers in excess of £400,000

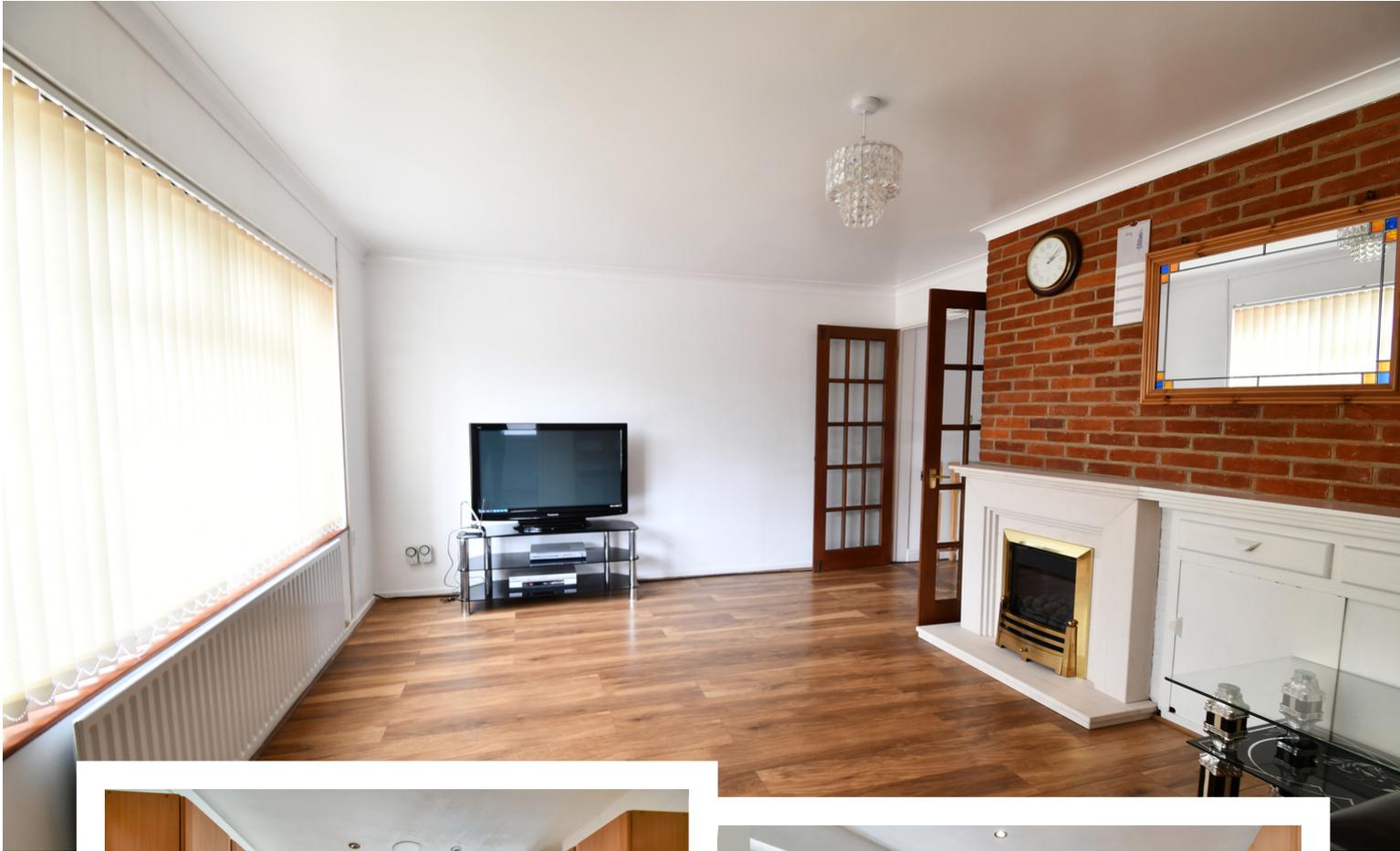
Immaculately presented and spacious 4 Bedroom extended semi-detached property. Having undergone a rear double storey extension this property offers excellent living accommodation. Large dining/family room, recently fitted downstairs wet room, separate W.C, spacious main bedroom, upstairs 4 Piece bathroom. Approximately 89 ft rear garden, garage & Driveway.

- Immaculate 4 Bedroom semi-detached property
- Entrance hall
- Lounge
- Dining/family room
- Kitchen
- Cloakroom
- Downstairs wet room
- 4 Bedrooms & 4 Piece family bathroom on the first floor
- Rear garden approximately 89 ft in length
- Garage & driveway providing off road parking



- Council Tax Band C
- Energy Efficiency Rating C





Accessed via a side passage, the property offers entry through doors leading to the entrance hall, garage, and rear garden. The welcoming entrance hall provides access to the lounge and kitchen, with stairs rising to the first floor. The lounge features a fireplace and double doors opening into a spacious dining/family room, which forms part of a rear extension—ideal for entertaining—with patio doors leading out to the rear garden. The kitchen is fitted with a range of units and offers space for a cooker, fridge, and washing machine. A cloakroom with WC and wash hand basin adds convenience on the ground floor. A recently fitted and beautifully presented shower room includes a walk-in shower, WC, and vanity wash basin. Upstairs, the main bedroom benefits from the rear extension, offering generous proportions. There are three further well-proportioned bedrooms, along with a family bathroom comprising a bath, separate shower cubicle, WC, and vanity wash hand basin. Outside, the rear garden is mainly laid to lawn and with a paved area. The property also benefits from a garage and off-road parking.





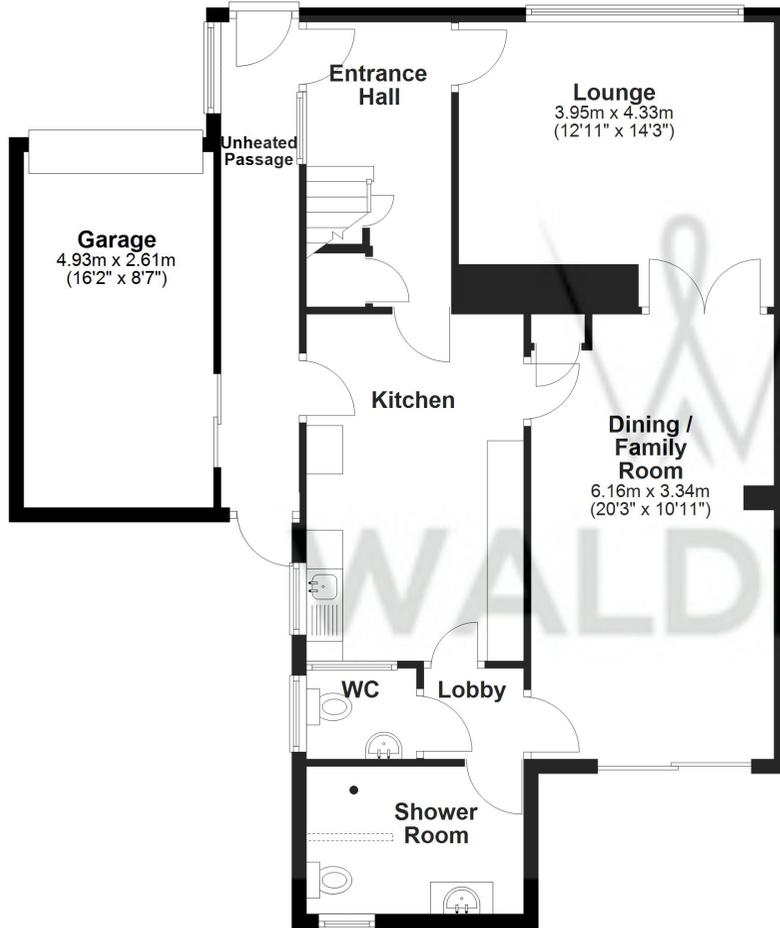




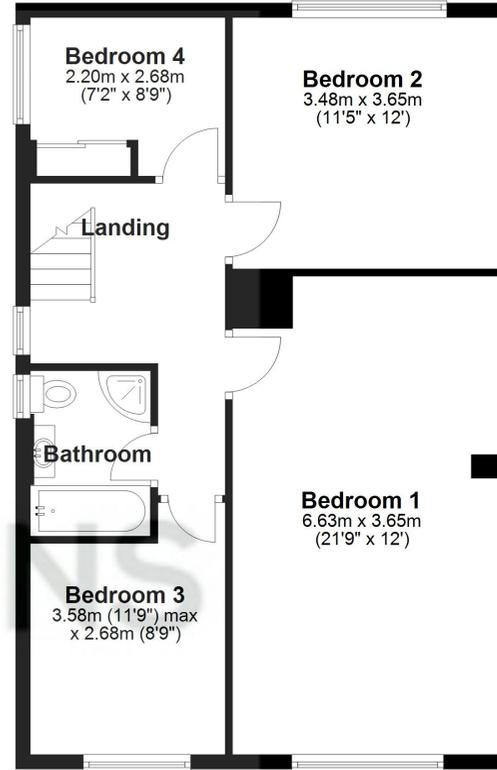
Close to local schools and amenities and local road routes



Ground Floor



First Floor



Total area: approx. 137.6 sq. metres (1481.2 sq. feet)

| Energy Efficiency Rating | | Current | Potential |
|---|----------|---|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | 73 | 79 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC  | |

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