



Bunyan Road, Kempston, Bedford MK42 8EX



Bunyan Road
Kempston
Bedford
MK42 8EX

£350,000

An immaculate three double bedroom traditional home which has been improved by current seller. Beautiful re-fitted kitchen, downstairs cloakroom, conservatory, large established rear garden and separate office/garden room.

- Three Double Bedroom Extended House
- Downstairs Cloakroom
- Beautiful Refitted Kitchen
- Separate Lounge
- Sitting Room with inset working burner
- Good Sized Conservatory
- Outdoor Garden Room/ Office
- Three Double Bedrooms
- Large Garden
- Numerous Storage Sheds
- Garage with secure parking behind gates

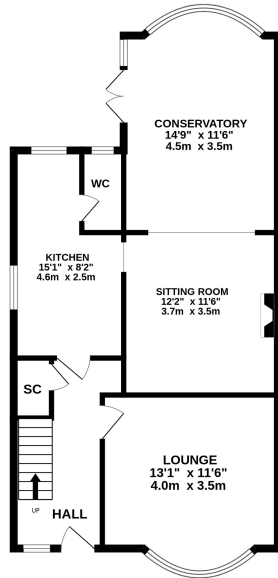
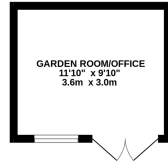
- Council Tax Band C
- Energy Efficiency Rating D



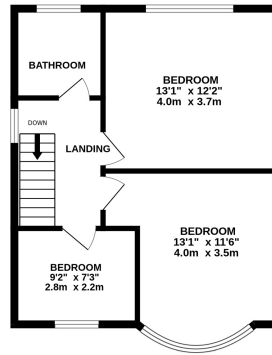
An immaculate three double bedroom traditional home set in the heart of Kempston. Entering the property via the hall with stairs to first floor. The lounge is to the front with bay window with coal effect fire and surround. The sitting room is to the rear with working coal stove. The sitting room opens up into the large conservatory with double doors into the rear garden. The kitchen has been refitted by the current seller and offers a range of wall and base units. Built in oven with hob and extractor over. Plumbing for washing machine. Complementary floor tiles follow through into the cloakroom which like the kitchen is immaculate with low level wc and wash hand basin. Upstairs you have three double bedrooms and white bathroom suite. Outside the garden is easy maintenance which is enclosed by fencing. To the rear of the garden you have a good sized office/garden room. There is large patio area and numerous sheds. Garage is set behind gates which gives additional parking for vehicles. To the front you have parking.



GROUND FLOOR
826 sq.ft. (76.7 sq.m.) approx.



1ST FLOOR
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA: 1305 sq.ft. (121.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	62	
(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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