



2 Beech Walk, Kempston, Bedford, Bedfordshire MK42 7NX

WALDENS ESTATE AGENTS



Beech Walk
Kempston
Bedford
Bedfordshire
MK42 7NX

£315,000

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



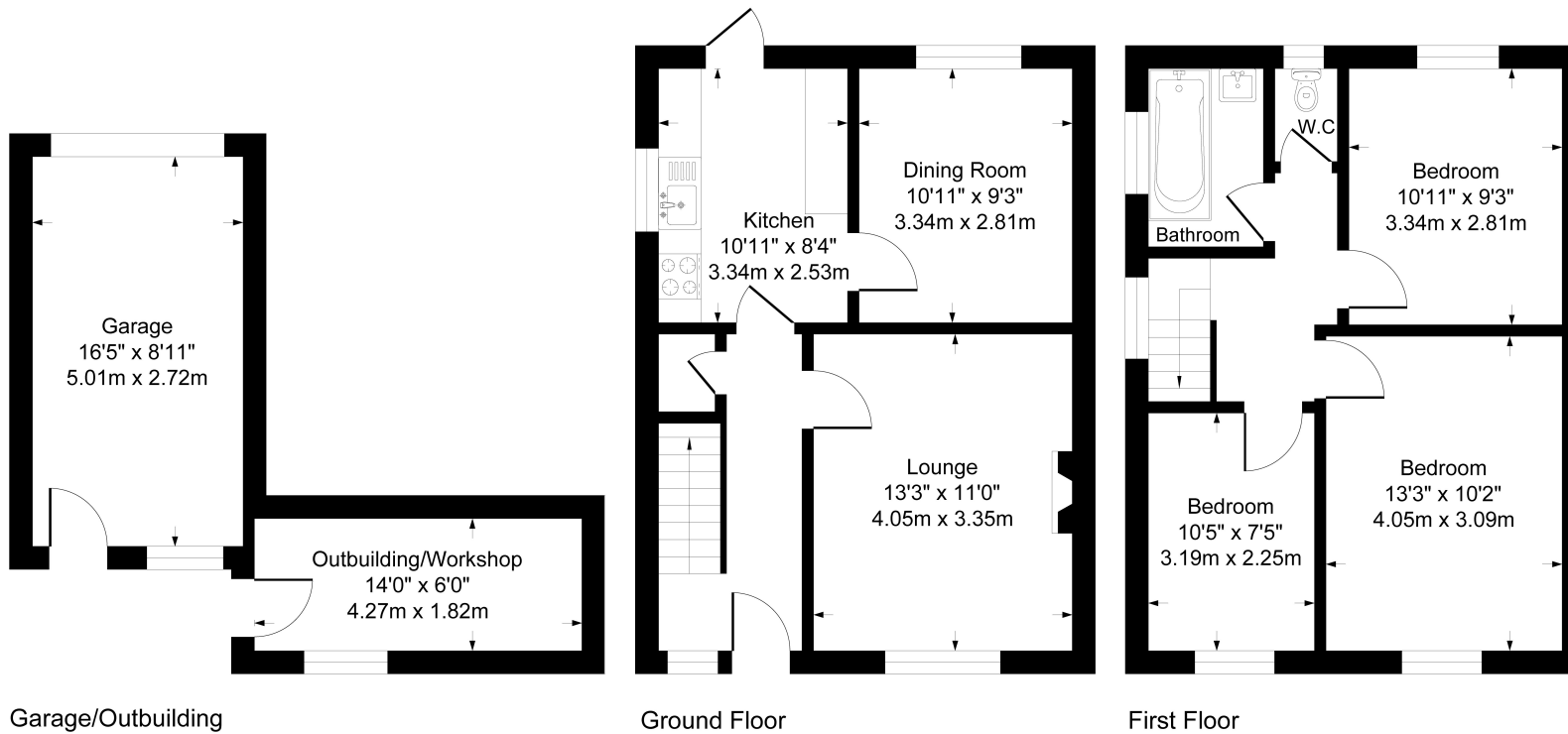
Close to all amenities



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

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.

01234 856684 | sales@waldens.co.uk | www.waldens.co.uk | 188-190 Bedford Road, Bedford, MK42 8BL

Waldens Estate Agents Limited for themselves and for the vendors or lesser of this property whose agents are to give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Waldens Estate Agents Limited has any authority to make or give any representation or warranty or relation to this property.

