



The Hornbeams, Kempston, Bedford, Bedfordshire MK42 7NJ


WALDENS
ESTATE AGENTS

The Hornbeams
Kempston
Bedford
Bedfordshire
MK42 7NJ

Guide Price £355,000

This mature 3 bedroom detached property offers fantastic accommodation set across 2 floors whilst also providing an envious plot with gardens front, rear and side with further scope to extend (STPP) **Click The Virtual Tour To See The Buyers Guide**

- 3 Bedroom Detached House
- Extended With Further Scope To Extend(STPP)
- Gardens To Front/Rear & Side
- Open Plan Lounge/Diner
- Utility Area
- Downstairs WC
- Garage & Parking
- Gas Central Heating
- No Onward Chain

- Council Tax Band D
- Energy Efficiency Rating D



The location of the property provides the perfect balance for family living. Set a short distance from the A421 and only minutes away from the M1 Motorway and other key transport links such as Bedford Train Station with direct links to London St. Pancras. Other benefits include a short walk to shops & Bedford Hospital, local amenities including community Centre & schooling.



Being presented to the market for the first time in over 40 years, Waldens are delighted to be selected as the marketing agent for this established 3 bedroom extended detached property. Internal the property offers entrance porch leading into the entrance hall, stairs rising to all first floor accommodation, downstairs WC, storage cupboards space. Occupying the rear of the ground floor is the extended open plan lounge/dining area. Fitted Kitchen with ample base and eye level units and space for day to day necessary appliances. Kitchen area has a built in under stair storage cupboard and further leads into the utility area situated on the side of the property.

Upon the first floor are 3 generous sized bedrooms and a fitted bathroom suite.

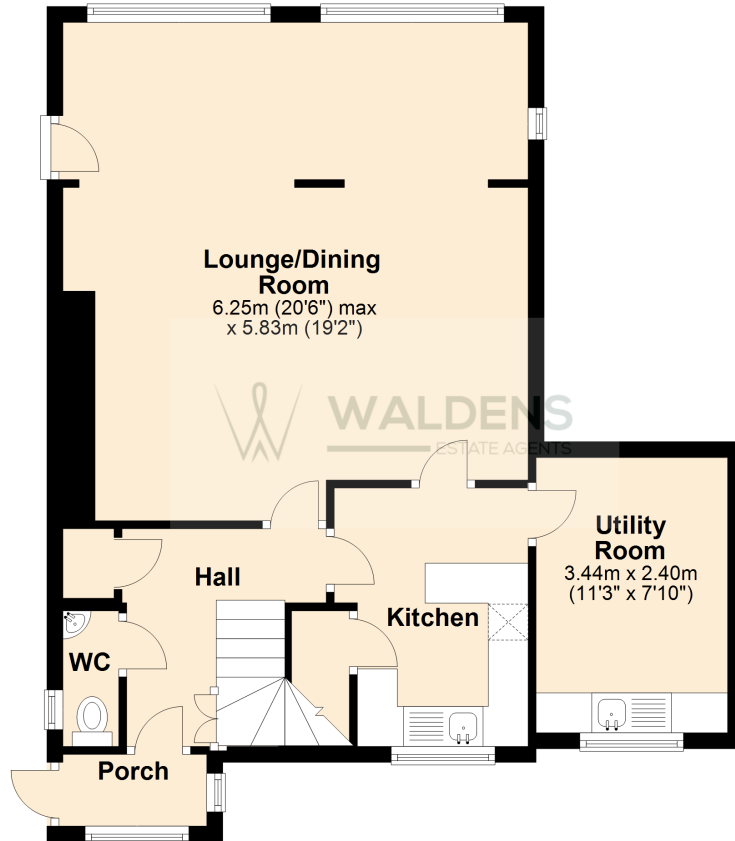
Outside the property has a hardstanding area providing off road parking that could be further expanded if required & a garage with up/over door with a personal access door at the rear.

All gardens have a well maintained expanse of lawn interspersed with well stocked variety of flower and shrub borders and there is a gated side and rear access.



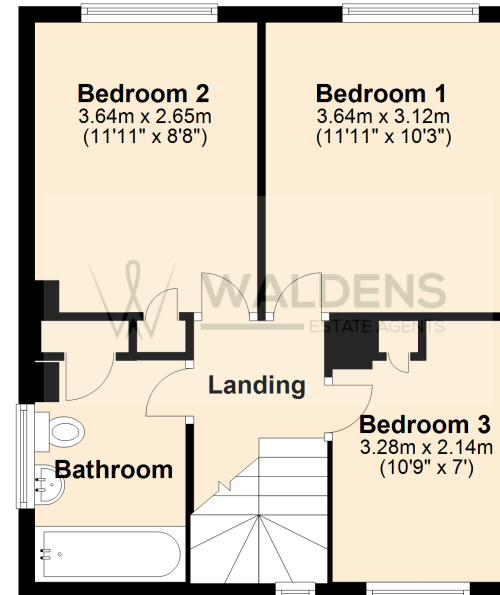
Ground Floor

Approx. 63.5 sq. metres (683.5 sq. feet)



First Floor

Approx. 41.7 sq. metres (449.1 sq. feet)



Total area: approx. 105.2 sq. metres (1132.6 sq. feet)

This floor plan is for illustrative purposes only. The total size does not include outbuildings and is an approximate.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC