



Chantry Avenue, Kempston, Bedford MK42 7QX

WALDENS ESTATE AGENTS



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Kempston  
Bedford  
MK42 7QX

## Guide Price £325,000

A truly individual property which has been extended to make it amazingly versatile. Three double bedrooms, one being a loft room. Lounge/ diner. Kitchen/breakfast room. Utility area / additional eating area. Garden room. Bathroom. Enclosed garden with storage room and power.

- Lounge /Diner
- Garden Room
- Kitchen & Breakfast Room
- Utility Area
- Off Road Parking
- Gas Central Heating
- Established Rear Garden
- No Onward Chain
- Two Double Ground Floor Bedrooms
- Loft Room being used as additional Double Bedroom

- Council Tax Band C
- Energy Efficiency Rating E



Entering the property into the hall you have two double bedrooms which both face to the front of the property. Both with large double glazed windows to allow natural light to flow in. The lounge /diner is in the heart of the house which allows access to the loft room via a staircase, kitchen and garden room. This room is a good size and has two defined areas for the lounge and the dining area. The garden room has a delightful outlook onto the established garden. The kitchen is to the rear of the property and is accessed via the utility area, which is a sizeable space with ample cupboards and worksurfaces. The boiler is housed in this area and plumbing for the washing machine. You have a window and enough space if you require to have a table and chairs. The kitchen/ breakfast area has another good selection of cupboards. Built in oven and hob with extractor over. Stairs take you up to the loft room which is used as bedroom 3. Skylight window. Storage cupboards. Outside is fully enclosed with patio areas, step up onto the lawn area with established shrub borders. At the rear of the garden you have a pergola and a storage room with power. The front is enclosed with double gated and side access via wooden gate to the rear garden, the frontage allows parking.



