



Chantry Avenue, Kempston, Bedford MK42 7QX

WALDENS ESTATE AGENTS



Chantry Avenue
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

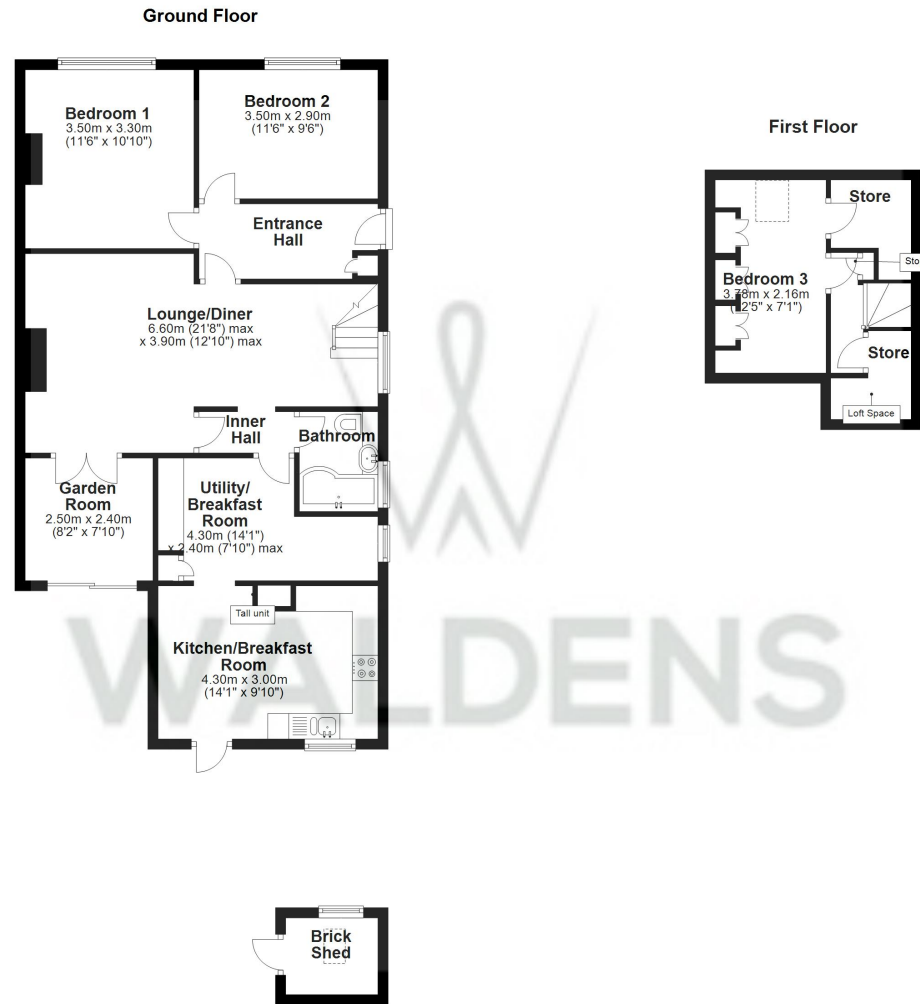
- Council Tax Band C
- Energy Efficiency Rating E





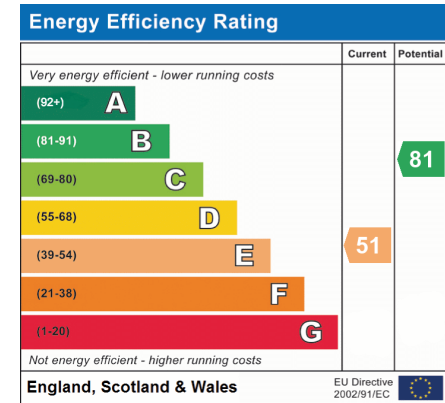
Entering the property into the hall you have two double bedrooms which both face to the front of the property. Both with large double glazed windows to allow natural light to flow in. The lounge /diner is in the heart of the house which allows access to the loft room via a staircase, kitchen and garden 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.





Total area: approx. 102.0 sq. metres (1098.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibilities for any errors, omissions, or mis-statements is taken by the Author or Agents. This Plan is for illustration purposes only and should be used as such by any prospective purchaser
Plan produced using PlanUp.



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The information contained in the property details are designed to help you decide whether you would like to view the property and to avoid wasting your time in viewing unsuitable properties. We endeavour to ensure accurate information is detailed, but we are largely guided by information supplied to us by the seller. We are unable to check all aspects of the property as this would be prohibitive. Some of the photographs are taken using a wide- angled lens. Where a floor plan has been provided, this is for guidance purposes only.

