



Griffin Way, Kempston, Bedford MK42 7GN

WALDENS ESTATE AGENTS



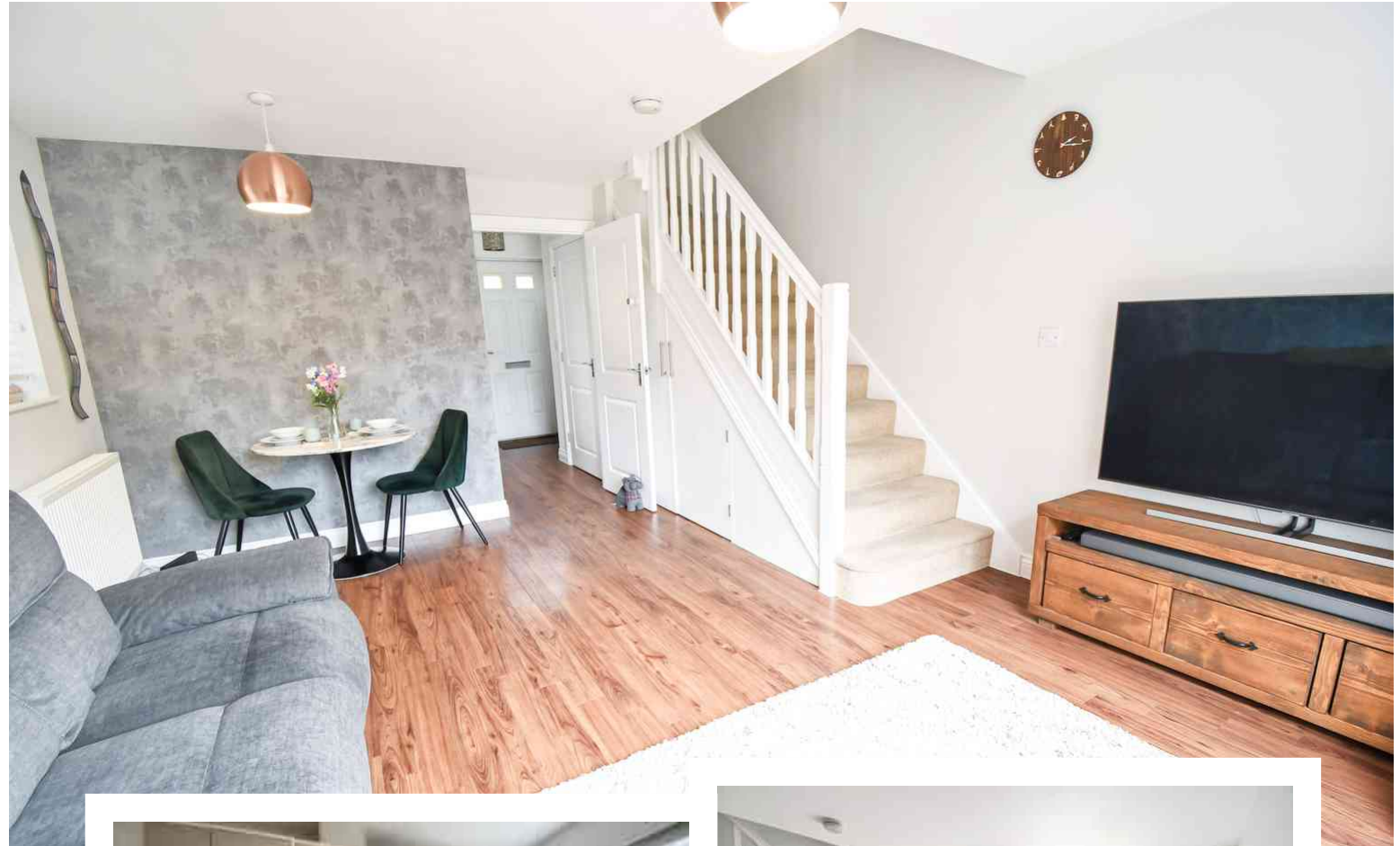
Griffin Way
Kempston
Bedford
MK42 7GN

£280,000

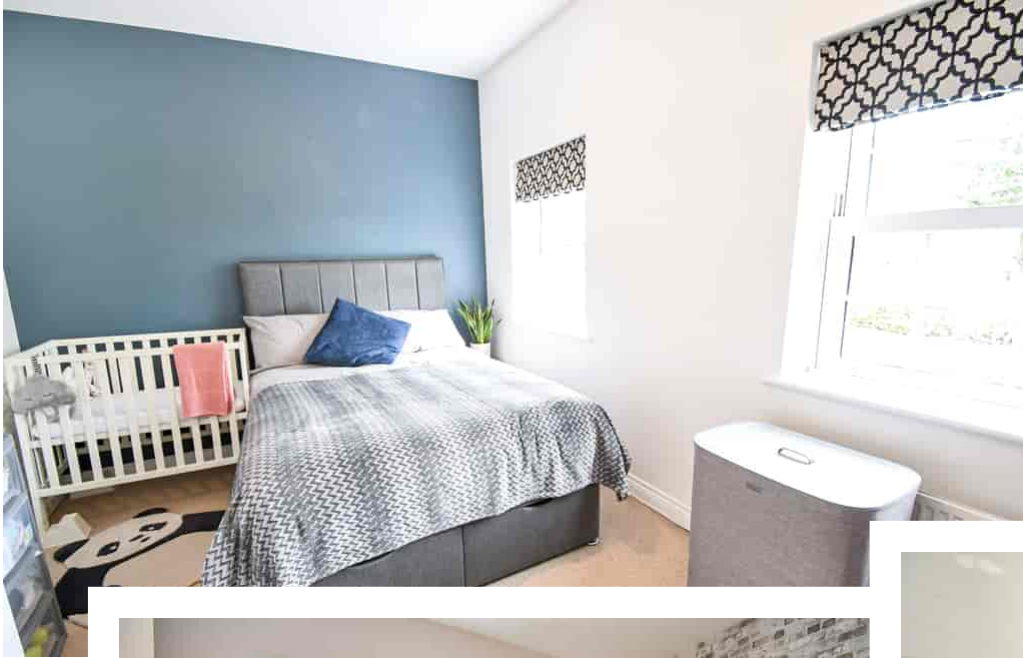
Tucked away just off Wilkinson Road, Waldens are delighted to offer for sale this much cared for two double bedroom semi detached house. Off road parking for two vehicles. Enclosed rear garden. Downstairs cloakroom, nice sized lounge/diner. Gas Central Heating.

- Two Double Bedroom Semi Detached House
- Downstairs Cloakroom
- Off Road Parking
- Gas Central Heating
- Popular Residential Location
- Close By To Amenities & Schooling

- Council Tax Band B
- Energy Efficiency Rating B



Kempston is an ideal location for the A421, A428, M1 & A1. Walking distance of schools and close to Bedford itself with the train line having the fast link to St Pancras. Kempston itself has many shops, doctor surgery, dentist and numerous restaurants and pubs.



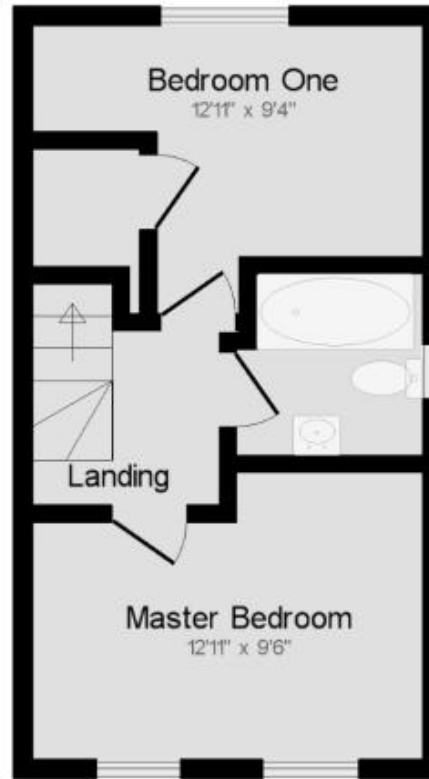
Entering the property into the welcoming hall you have access into the kitchen, which has a generous amount of storage. With built in oven and hob. Plumbing for washing machine and space for fridge/freezer. Double glazed window overlooking your designated two parking spaces. The hall has a handy storage cupboard. Plus a downstairs cloakroom with low level WC and wash hand basin. The lounge / diner is to the rear of the property with double doors allowing access into the neatly maintained garden. The room itself is a light and airy and of a good size with stairs to the first floor. The two double bedrooms and bathroom are found on this floor. Upstairs like downstairs is in immaculate condition. Outside the rear garden has a patio area and gated access and mainly laid to lawn. The garden is fully enclosed. The front has a two length parking space.

Please note this whole development does have a service charge.





Ground Floor



First Floor

Total approx floor area: 626.7 ft² (58.2 m²)
 Ground Floor: 313.4 ft² (29.1 m²)
 First Floor: 313.4 ft² (29.1 m²)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		97
(81-91)	B	82	
(69-80)	C		
(55-68)	D		
(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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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.

