



Spruce Walk, Kempston, Bedford MK42 7RQ

WALDENS ESTATE AGENTS



Spruce Walk
Kempston
Bedford
MK42 7RQ

£290,000

Well presented 3 Bedroom semi-detached property close to local schools and amenities. Sold with no onward chain. Lounge/diner, kitchen, well maintained rear garden, garage at the rear with parking.

- Well presented 3 Bedroom semi detached property
- No chain
- Entrance hall
- Lounge/diner
- Kitchen
- 3 Bedrooms & bathroom
- Well maintained enclosed rear garden
- Garage at the rear with parking

- Council Tax Band C
- Energy Efficiency Rating D



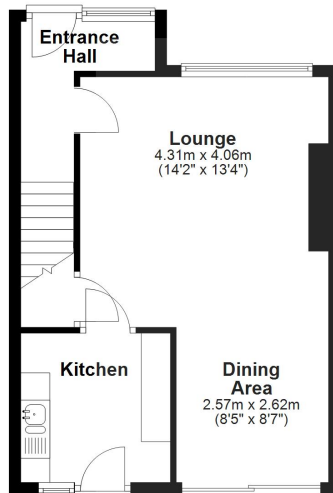
Walking distance of schools and shops and easy access to the A421, A428. Bedford Train Station is within easy reach with St Pancras being only 45 minutes away.



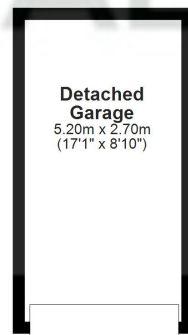
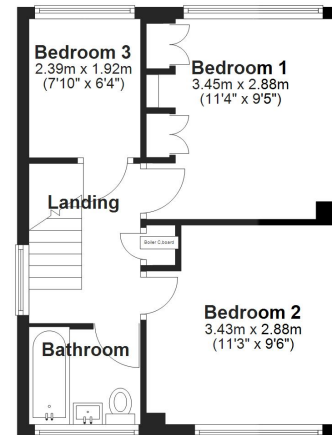
Set along a tree-lined walkway, this well-presented home is offered for sale with no onward chain. Upon entering, you're welcomed into a hallway with stairs leading to the first floor and access to the main living areas. The spacious lounge/diner provides ample room for both relaxing and dining, with clearly designated sitting and eating areas. The kitchen is fitted with a range of units and includes a built-in dishwasher, with space for a cooker and washing machine. A door from the kitchen opens onto the rear garden. Upstairs, the property offers three well-proportioned bedrooms, with bedroom one featuring built-in wardrobes. The family bathroom is fitted with a three-piece suite including a shower. Externally, the front garden is open-plan and laid to lawn. The rear garden is also laid to lawn, complemented by mature flowers and shrubs, with gated side and rear access. The rear access leads directly to the garage, which benefits from additional off-road parking in front.



Ground Floor



First Floor



Total area: approx. 71.6 sq. metres (770.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	75
(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.

