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The Silver Birches, Kempston, Bedford MK42 7TS

WALDENS ESTATE AGENTS



The Silver Birches  
Kempston  
Bedford  
MK42 7TS

£395,000

Positioned on a no through road in 'The Silver Birches' Kempston is this beautiful 4 bedroom detached property with a garage and driveway.

- 4 Bedroom Detached
- Kitchen/Breakfast Room
- Lounge
- Conservatory Room
- Downstairs WC
- Garage & Driveway
- Bathroom
- Double Glazed
- Gas Central Heating
- Enclosed Garden

- 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.

This stylish and tastefully presented 4 bedroom detached home is situated on a no through road within 'The Silver Birches' Kempston.



Entered via the front door into the welcoming entrance hall with doors running off into the reception rooms. To the left is a convenient downstairs Wc & to the right is the kitchen/breakfast room. Kitchen has a side door leading outside, well equipped with ample base and eye level storage units with worksurfaces flowing over. To the rear is the 21ft in width lounge that has sliding patio doors leading into the conservatory room. Conservatory is a great size that our client uses as a dining area.

Ascending the first floor the landing is bright and airy and offers doors to all rooms. Occupying the rear of the first floor are the 2 main bedrooms whilst bedrooms 3 and 4 are positioned to the front. Bathroom is well presented and fitted with a 3 piece suite to include a Low lever Wc, Wash hand basin and bath.

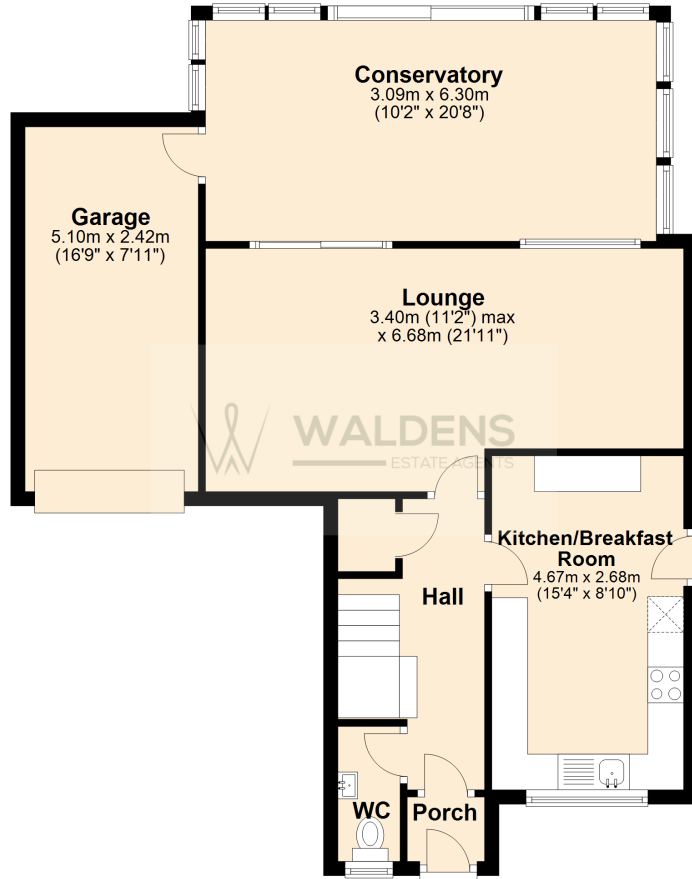
Outside the frontage is laid to lawn and has a driveway providing off road parking in front of the garage.

Rear garden is fully enclosed and offers gated access from either side. Patio area, predominantly laid to lawn with flower/shrub borders and some trees for privacy screening.



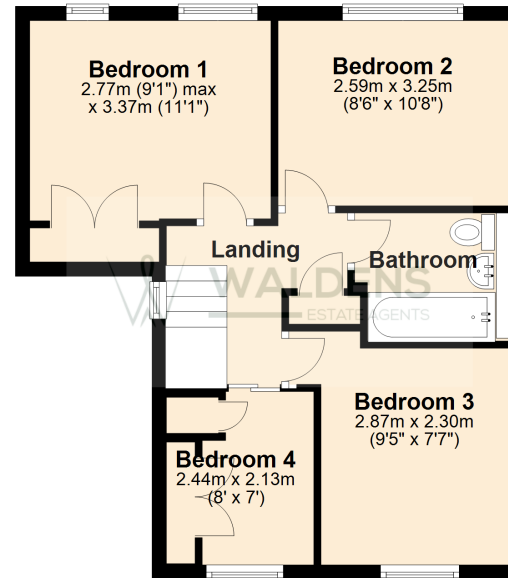
### Ground Floor

Approx. 77.6 sq. metres (835.3 sq. feet)



### First Floor

Approx. 42.0 sq. metres (451.7 sq. feet)



Total area: approx. 119.6 sq. metres (1287.0 sq. feet)

This floor plan is for illustrative purposes only. The total size does include outbuildings and is an approximate.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>65</b>	<b>80</b>
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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.

