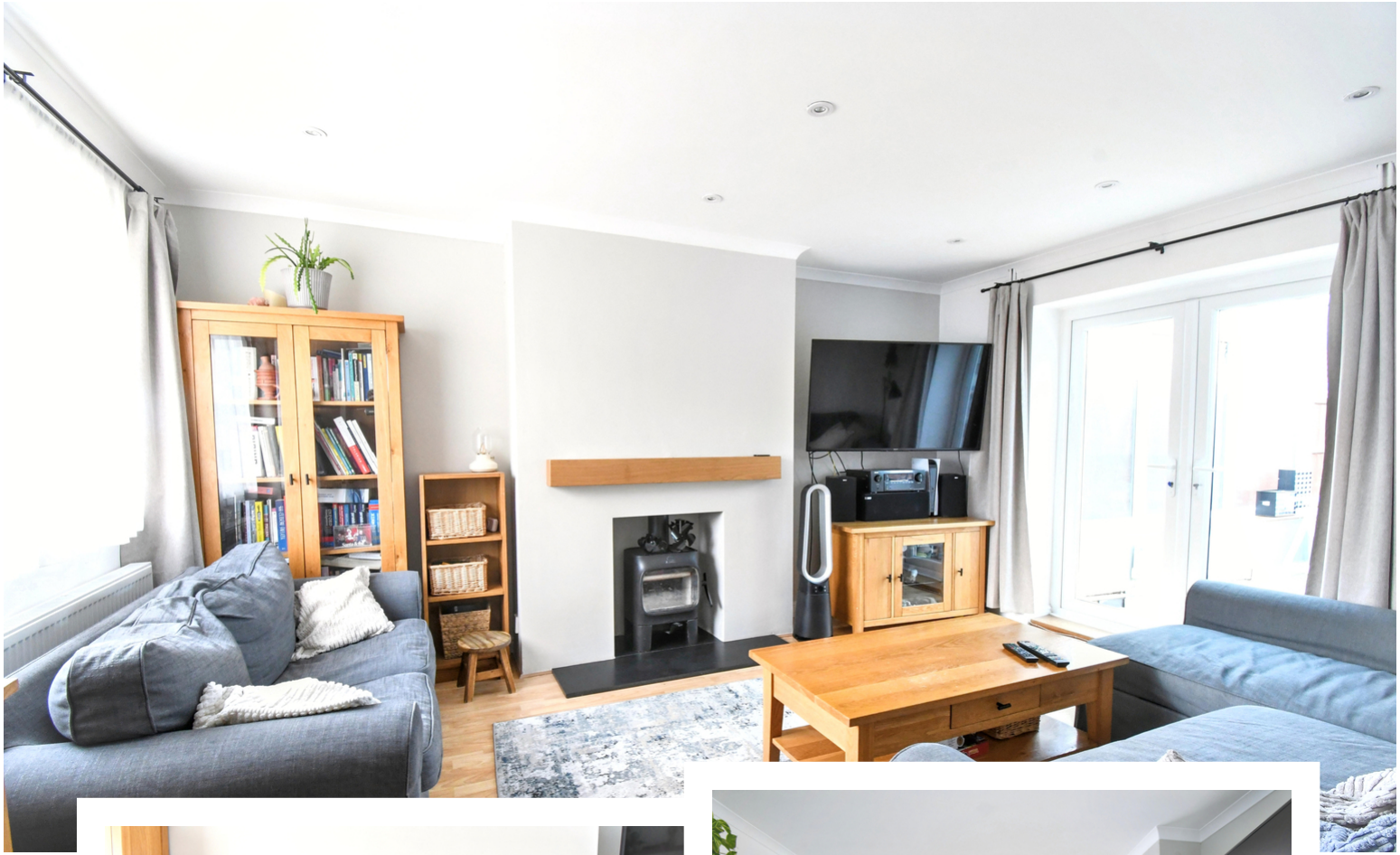


25 Marlborough Park, Kempston, Bedford MK42 8AN

WALDENS ESTATE AGENTS







25 Marlborough Park
Kempston
Bedford
MK42 8AN

£465,000

Immaculate 3 Double bedroom semi detached property that has been improved throughout to a high standard by the current owners. Briefly comprising of lounge with working fire, conservatory, cloakroom, modern fitted kitchen with high end appliances, bathroom. Good sized read garden, large driveway providing off road parking.

- Immaculate 3 Double bedroom semi detached property
- Thoughtfully improved throughout to a high standard
- Entrance porch, entrance hall, cloakroom
- Lounge with DEFRA approved fire
- Stylish fitted kitchen with built in appliances
- Conservatory
- Modern bathroom suite
- Generous enclosed rear garden
- Driveway providing off road parking for numerous vehicles









A superbly presented and thoughtfully upgraded three-bedroom family home, combining stylish contemporary interiors and generous outside space. The property has been tastefully modernised throughout, with a particular emphasis on quality, and practicality.

Entering, the welcoming porch leads into the hallway, providing access to the principal reception rooms and stairs rising to the first floor. The modern cloakroom has been finished with a stylish vanity basin and WC, complemented by the added luxury of underfloor heating, conveniently controlled via an app.

The impressive kitchen forms a real focal point of the home, having been comprehensively modernised with sleek white gloss cabinets, wooden worktops and a superb range of integrated appliances. Features include a built-in gas hob with smart automatic extraction hood, pyrolytic self-cleaning oven, integrated microwave, built-in ironing board and integrated bins. A recessed utility cupboard discreetly houses the washing machine and tumble dryer, while a further door provides direct access to the rear garden.

The lounge offers a warm and inviting environment, centered around a working log burner which is DEFRA approved and featuring double doors opening into the conservatory. The conservatory provides a versatile additional reception space and benefits from its own garden access, creating an excellent flow between the house and outside.

The first floor provides three well-proportioned bedrooms, all benefiting from built-in wardrobes and offering excellent storage. The contemporary family bathroom has been stylishly appointed with a modern suite and underfloor heating, providing a comfortable and luxurious finishing touch.

The rear garden has been thoughtfully designed with both entertaining and family enjoyment in mind. A substantial patio, laid with attractive sandstone paving, provides an excellent space for outdoor dining and entertaining. Beyond this is a dedicated area suitable for children's play equipment, laid with loose chippings, while the remainder of the garden is predominantly laid to lawn.

The garden is fully enclosed by wooden fencing, with sections of metal fencing which remain under

guarantee, providing both security and peace of mind.

To the front, the garden has been fully paved to create a generous off-road parking with EV charging point.

It is recommended that any interested purchasers should satisfy themselves as to the accuracy of all internal measurements and that all heating, hot water, plumbing, sanitary and electrical installations which have not been tested by us are in efficient working order and ensure services are connected. All telephone installations are subject to individual telephone company regulations.

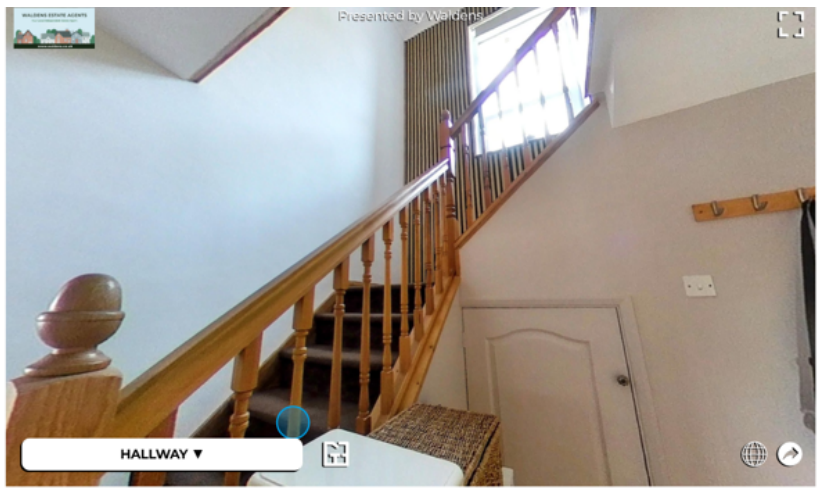
Please note: Any prospect buyer will have to go through Anti-Money Laundering Checks. The cost is £50 per applicant.

Next door are currently have some building work carried out. Planning application numbers are 26/00289 & 26/00290








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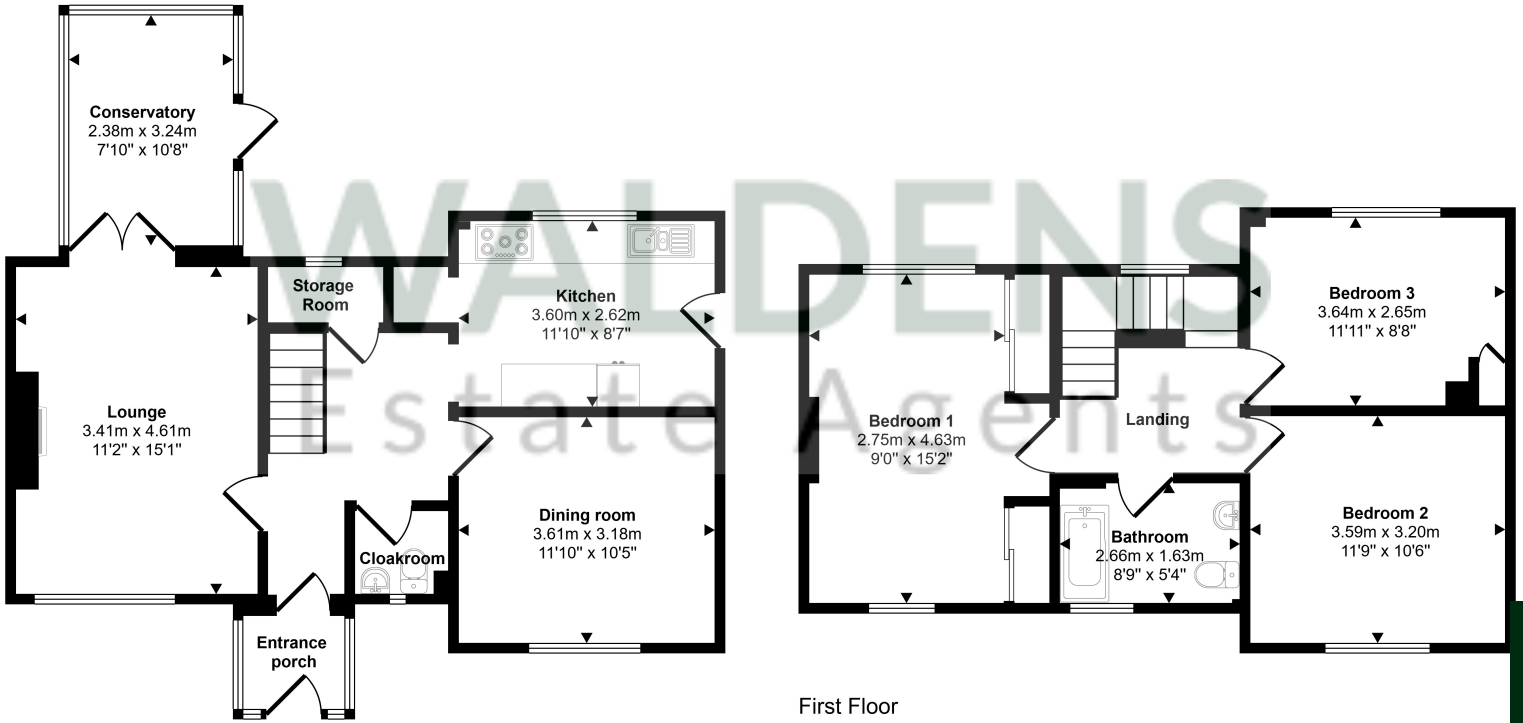


Marlborough Park is ideally positioned for a wide range of local amenities, with Bedford town centre easily accessible on foot or via the nearby bus stop. Addison Park is also within close proximity, while excellent road links provide easy access to the A6 and A421, making travel further afield convenient.



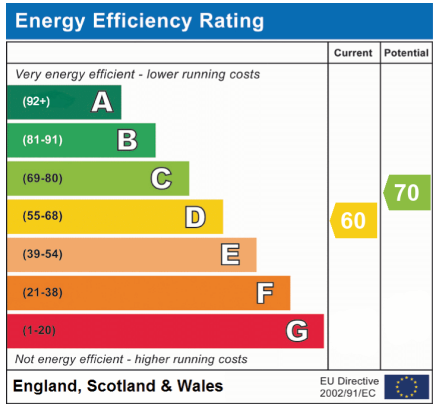


Approx Gross Internal Area
112 sq m / 1207 sq ft



Ground Floor
Approx 61 sq m / 660 sq ft

First Floor
Approx 51 sq m / 547 sq ft



- Council Tax Band D
- Energy Efficiency Rating D

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

01234 856684 | sales@waldens.co.uk | www.waldens.co.uk | 188-190 Bedford Road, Bedford, MK42 8BL

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