

8 Griffin Way, Kempston, Bedford, Bedfordshire MK42 7GN

WALDENS ESTATE AGENTS

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Kempston
Bedford
Bedfordshire
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Offers in Excess of £300,000

An immaculate and stylish detached two double-bedroom home, located on a no-through road. The property offers well-presented and versatile living accommodation, including an open-plan lounge/diner, a convenient cloakroom, and a modern fitted kitchen. Externally, the home benefits from a private garden and carport, providing both outdoor space and off-road parking. Ideally located for commuters, with easy access to the A421, A428 and A6.

- Detached
- Gas Central Heating
- Show Home Condition
- Two Double Bedrooms
- Cloakroom & Bathroom
- Carport
- Enclosed Rear Garden
- No Through Road







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.



Upon entering the property, you are welcomed by a convenient downstairs cloakroom, fitted with a low-level WC and wash hand basin. To the front of the property is the fully fitted kitchen, offering ample storage and generous work surfaces. To the rear, you will find a beautifully presented lounge/diner with clearly defined areas for both seating and entertaining. Double doors open directly onto the enclosed rear garden, while stairs rise to the first floor. Upstairs, the immaculate presentation continues, with two good-sized bedrooms and a modern white bathroom suite. Outside, the property benefits from a thoughtfully designed, low-maintenance rear garden featuring a patio area and gated access. There is also parking for two cars to the side of the property.

Please note that a management fee is payable on this development. The seller paid £116 for the previous year.

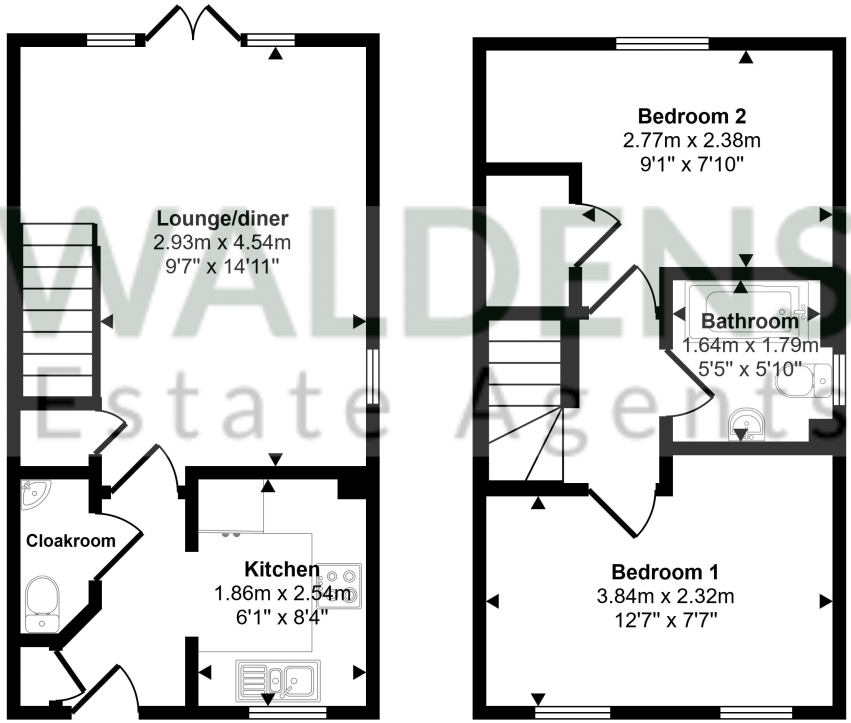
It is recommended that any interested purchasers should satisfy themselves as to the accuracy of all internal measurements and that all heating, hot water, plumbing, sanitary and electrical installations which have not been tested by us are in efficient working order and ensure services are connected. Please note: Any prospect buyer will have to go through Anti-Money Laundering Checks. The cost is £50 per applicant. Non refundable.





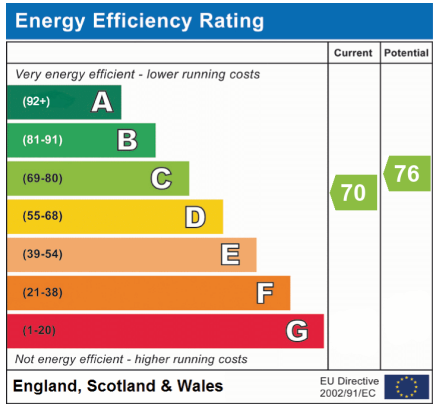


Approx Gross Internal Area
56 sq m / 602 sq ft



Ground Floor
Approx 28 sq m / 302 sq ft

First Floor
Approx 28 sq m / 300 sq ft



- Council Tax Band B
- Energy Efficiency Rating C

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.

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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.