



**Hilton Close, Kempston, Bedford, MK42 7FT**  
**£260,000 Leasehold**



A beautifully presented 2 double bedroom semi detached coach house located on the popular 'Bedford Meadows' development in Kempston. This stunning property offers spacious living accommodation throughout and upon entry you will find a welcoming entrance hall with doors to the garden & garage and stairs to the first floor. Upstairs there is a light and airy, larger than average triple aspect lounge/ dining room. An inner hallway leads through to a superb kitchen/breakfast room with an integrated cooker, a range of fitted cupboards and a breakfast bar. There are 2 large double bedrooms with a fitted wardrobe to the master bedroom and a well presented bathroom. Outside the property offers a fantastic enclosed rear garden with an artificial lawn and seating area, perfect for entertaining. There is gated access which leads out to the courtyard where you will find the garage and allocated parking for 2 cars. Being just a short walk to local amenities and parks, this coach house would make an ideal first home or investment purchase.



## Entrance Hall

## Stairs to First Floor

## Lounge/Dining Room

19'5 max x 16'4 max (5.92m max x 4.98m max)

## Landing

## Kitchen/Breakfast Room

15'5 max x 7'11 (4.70m max x 2.41m)

## Master Bedroom

16'10 x 11'2 (5.13m x 3.40m)

## Bedroom 2

10'2 8'4 (3.10m 2.54m)

## Bathroom

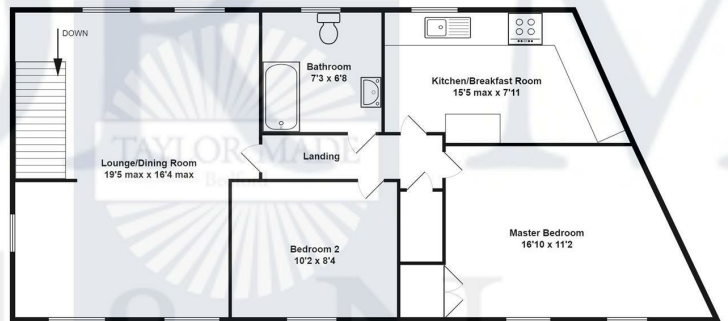
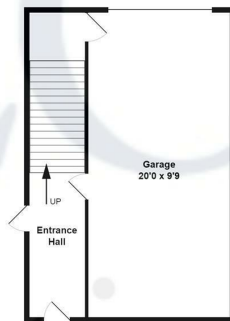
7'3 x 6'8 (2.21m x 2.03m)

## Integral Garage

20'0 x 9'9 (6.10m x 2.97m)

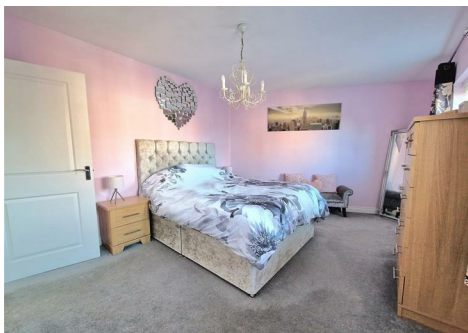
## Private Garden

## Allocated Parking Space



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very energy efficient - lower CO <sub>2</sub> emissions	Current
A	93	A	
B	80	B	
C		C	
D		D	
E		E	
F		F	
G		G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

These particulars of sale are a general outline, acting as guidance only. All descriptions, dimensions and references to condition are given without responsibility falling upon the vendors or their agents. Taylor Made Residential has not tested any apparatus, equipment, fixtures or services. We have not sought to verify the legal title of the property, purchasers must obtain verification from their solicitor. This is offered for sale on a Subject to Contract and Without Prejudice basis 2024.



Taylor Made Residential Limited  
Taylor House, Roman Gate, Saxon Way, Great  
Denham, Bedford, MK40 4FU



01234 302043



bedford@taylormadeproperties.co.uk  
www.taylorlandandpropertygroup.co.uk

Company Registration: 10726223 VAT Number: 268 8165 58

