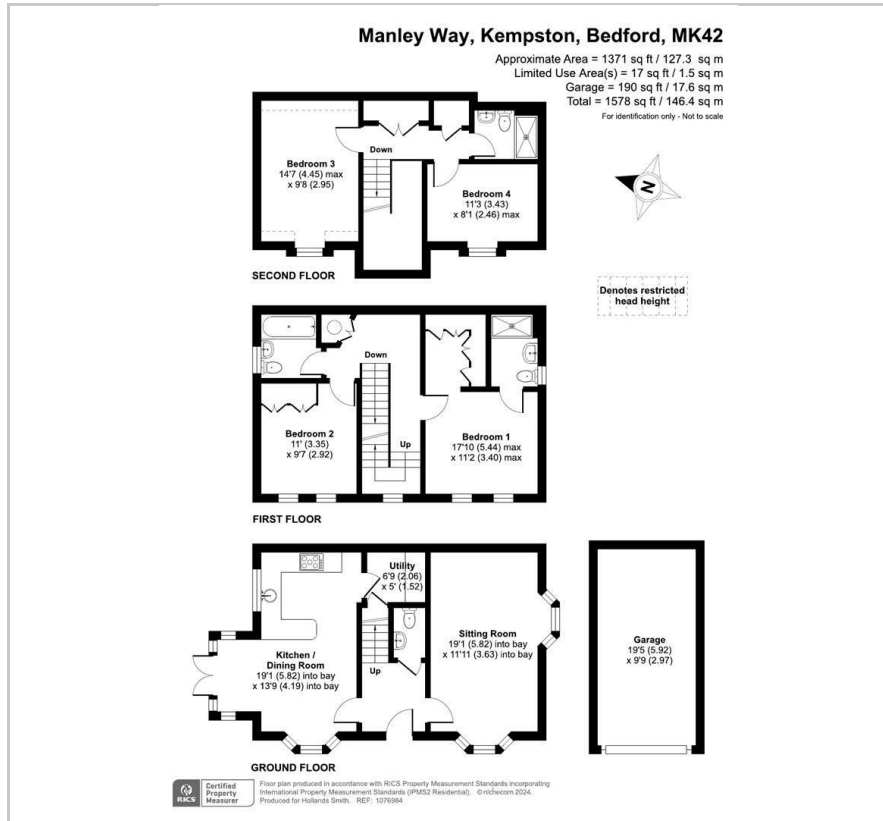




**1 Manley Way**  
Kempston, MK42 7FU  
**£450,000**



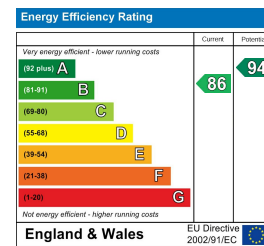
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Bedford Office on 01234 216612 if you wish to arrange a viewing appointment for this property or require further information.



Situated on a popular modern development on the edge of Kempston, this modern double-fronted townhouse offers spacious and adaptable accommodation arranged over three floors. The living room has two bay windows, one overlooking a large open green area with mature trees. The kitchen/dining room also has a bay window to the front, French doors opening to the garden plus modern kitchen units with a built-in breakfast bar and integrated appliances. There is also a useful utility room as well as a ground floor cloakroom. The main bedroom is on the first floor and has the benefit of an en suite shower room and dressing area with fitted wardrobes. There are three further bedrooms as well as family bathroom on the first and second floors. Further benefits include gas to radiator heating and a full compliment of uPVC double glazed windows. With the majority of the window facing either south or west, the property enjoys plenty of natural sunlight. Outside, there is a walled, low maintenance garden and a large single garage with off road parking in front.

The property is conveniently located for a number of amenities including a large supermarket, retail park and a popular local primary school. Bedford's southern bypass is close by and offers easy access to both the A1 and M1 as well as Milton Keynes and Cambridge. Both Kempston and Bedford town centres have a choice of shops, popular pubs and restaurants and the latter has fast links into London by rail. EER: B



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