



**35 Box End Road**

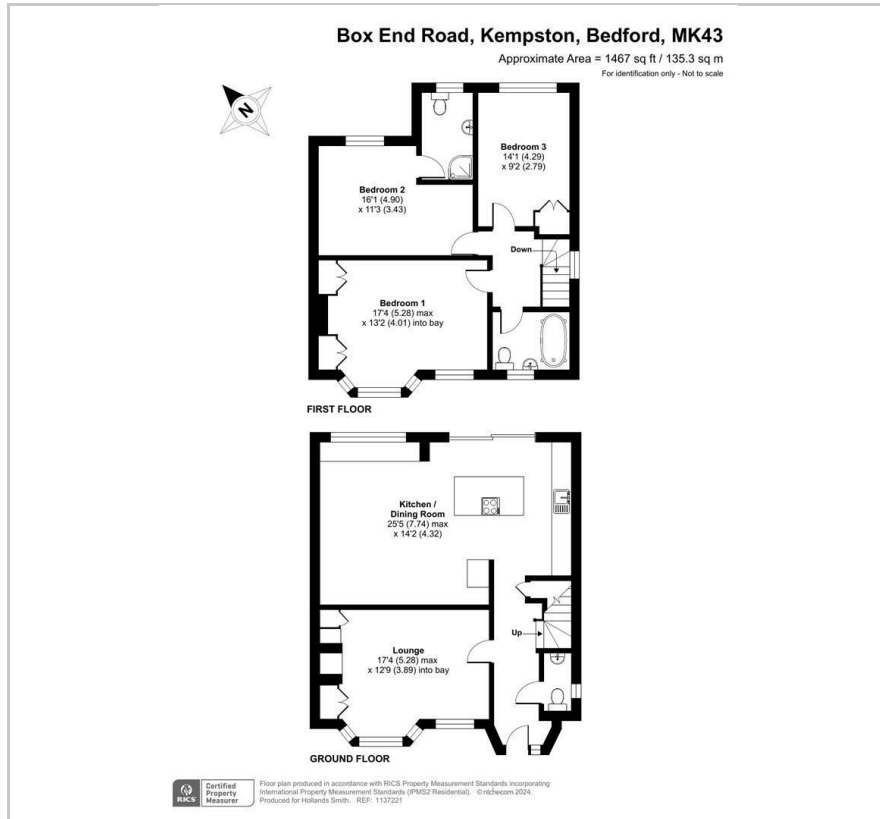
, Kempston, MK43 8RP

**£525,000**





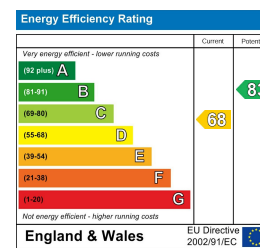
## Floor Plan



## 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.



Beautifully presented and improved by the present owner, this established semi detached home benefits from two-storey side and rear extensions and now offers spacious and adaptable accommodation in a popular village location. The side extension allows for an entrance hall with ground floor WC as well as an enlarged front living room with bay window, shutters and a solid fuel burner. The rear reception room has been combined with the kitchen to provide one large family space with modern kitchen units, Quartz worksurfaces and some built in appliances. The large glazed doors open to the rear garden and there is a feature picture window from the living area. There are three double bedrooms, one with an en suite shower room and a first floor family bathroom, both of which have recently been refitted. Further features include underfloor heating to most of the ground floor with oil fired central heating to the rest of the property, double glazed windows and plenty of parking immediately to the front. The rear garden is a particular feature, extending to around 100' in depth and affording some privacy from neighbouring properties.

Box End Road is situated in between Kempston Rural and Bromham village and is within easy reach of both Bedford town centre and Milton Keynes. Bromham has a good range of amenities including convenience stores, a pharmacy and cafe/restaurant at Bromham Mill. Village and riverside walks are nearby along with Box End Park, offering watersports and dining facilities. For the commuter, Bedford offers fast links into London St Pancras by rail. EER: C



**163 Castle Road, MK40 3RT**

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**www.hollandsmith.co.uk**

These particulars are believed to be accurate but are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. No apparatus, equipment, fittings or services have been tested and so we cannot verify that they are in working order. The details are issued on the strict understanding that any negotiations in respect of the property are conducted through Hollands Smith Estate Agents and Valuers.