



2 Hilton Close, Kempston, Bedford, MK42 7FT



2 Hilton Close
Kempston
Bedford
MK42 7FT

Price £340,000

Extremely well presented
three-bedroom home in a
popular location...

Entrance hall

Cloakroom

Living room

Kitchen/dining room

Master bedroom with en suite

Two further bedrooms

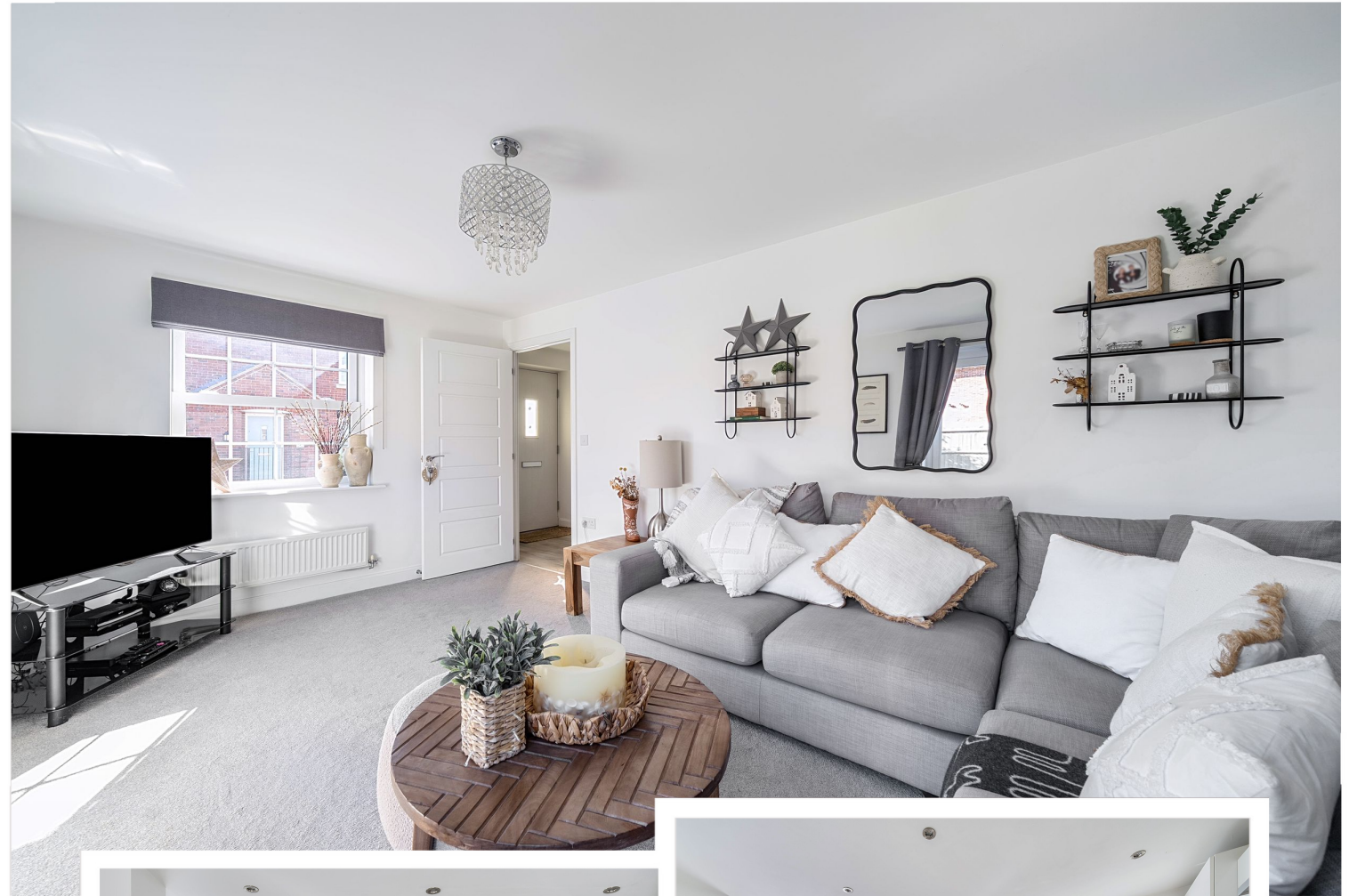
Family bathroom

Two dedicated parking spaces

Gardens

Freehold

- Council Tax Band D
- Energy Efficiency Rating B



Conveniently located for access to local schools, shops and the Bedford bypass...



An excellent opportunity to acquire this very well cared for three-bedroom home that was constructed in 2016 and that has been occupied by the current owners since new.

A central entrance hall allows access to the living room that has French doors leading out to the garden, to the good size kitchen/dining room, to the cloakroom and to the stairs that rise to the first floor.

The first floor offers a principal bedroom with an en suite shower room, a double bedroom and a single bedroom both served by a family bathroom.

Additional benefits include gas fired central heating and PVCu double glazed windows.

Externally there is a small front garden and a well enclosed rear garden laid mainly to lawn. There are also two dedicated off-road parking spaces.

We understand there is a management charge of £150 per annum for maintenance of the shared green spaces. Your legal advisor should verify these details on your behalf.

Hilton Close is particularly well placed for access on to the A421 Bedford bypass linking the M1 at Junction 13 with the A1 at the Black Cat roundabout. Local schools and shops are also conveniently located as are the town centres of both Kempston and Bedford where fast and frequent services are available to the capital from forty minutes.

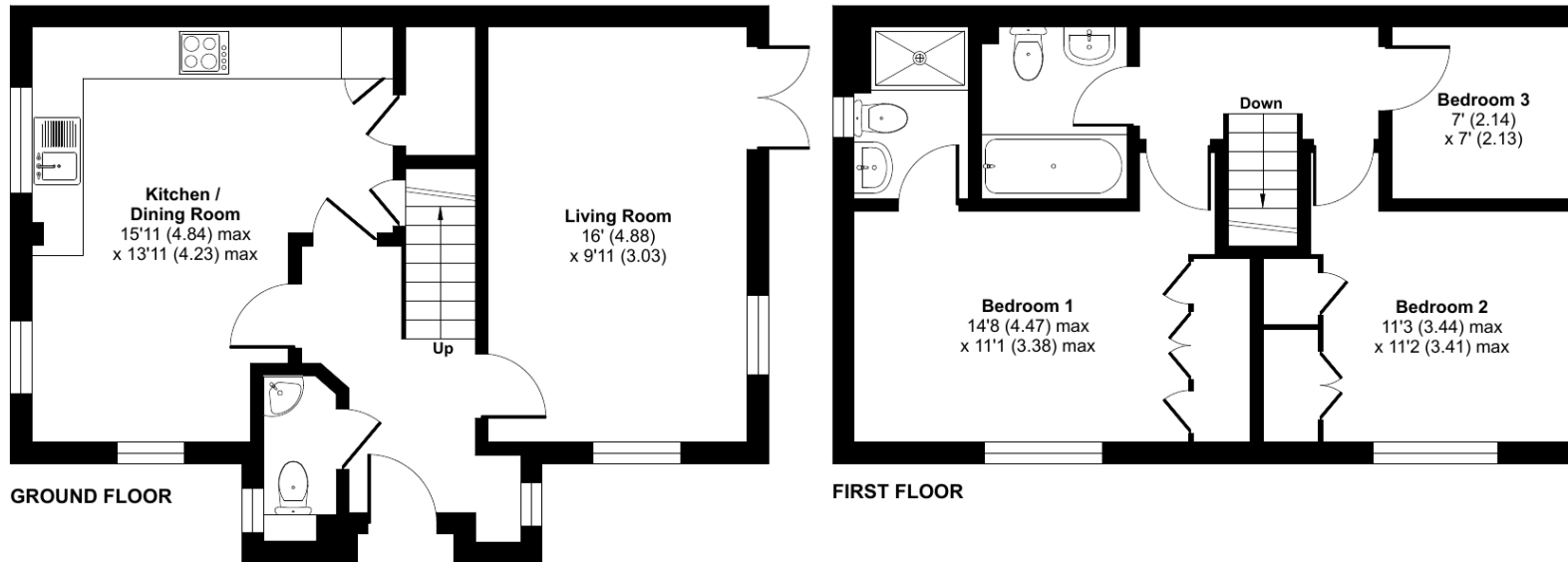
Bedford Railway Station • 3.5 miles
Milton Keynes • 15 miles
A1 Black Cat Roundabout • 14 miles
M1 Junction 13 • 7 miles
Luton Airport • 21 miles
Stansted Airport • 47 miles
London • 54 miles



Hilton Close, Kempston, Bedford, MK42

Approximate Area = 900 sq ft / 83.6 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2025. Produced for Lane & Holmes. REF: 1359964



01234 327744 | sales@laneandholmes.co.uk | www.laneandholmes.co.uk | 66-68 St Loyes Street, Bedford, Bedfordshire, MK40 1EZ

Agents Notes: The agent has not tested any apparatus, equipment, fixtures & fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. All photographs shown are for illustration only and may depict items that are not for sale or included in the sale of the property. Please note that we have not checked the situation with regards to planning consents, building regulation consents and any other relevant consent relating to this property and therefore, any interested applicant should carry out their own enquiries with the appropriate authorities. All measurements are approximate and for guidance only. The particulars do not form part of any contract and all properties are offered subject to contract.

