



Deacon Avenue, Kempston, Bedford, MK42 7DT
Offers over £335,000 Freehold



A well presented 3 bedroom double storey extended semi detached family home ideally located in this quiet cul de sac in Kempston. This superb property offers spacious living accommodation across 2 floors including a welcoming entrance hall with an understairs storage cupboard. Just off the hallway you will find a light and airy lounge and to the rear of the house, a stylish extended kitchen/dining room with various fitted appliances and lovely views from the dining area overlooking the garden. The kitchen area leads through to a convenient utility room which in turn leads out to the garden. Upstairs you will find a fantastic 18ft master bedroom with fitted wardrobes and a dressing area, bedrooms 2 & 3 and a beautifully presented modern family bathroom. Outside there is an impressive enclosed southerly facing rear garden with a patio seating area, perfect for outdoor entertaining and a raised paved seating area with a veranda at the bottom of the garden. To the front, the property offers a large driveway and side gated side access. The property also benefits from having a fitted air conditioning unit. Being within walking distance of local shops, schools and parks, this superb property would make the ideal family home.

Entrance Hall

Lounge

10'4 x 10' (3.15m x 3.05m)

Kitchen/Dining Room

17'5 x 16' (max) (5.31m x 4.88m (max))

Utility

5'11 x 5'7 (1.80m x 1.70m)

Landing

Bedroom 1

18'1 x 8'9 (5.51m x 2.67m)

Bedroom 2

10'4 x 9'5 (3.15m x 2.87m)

Bedroom 3

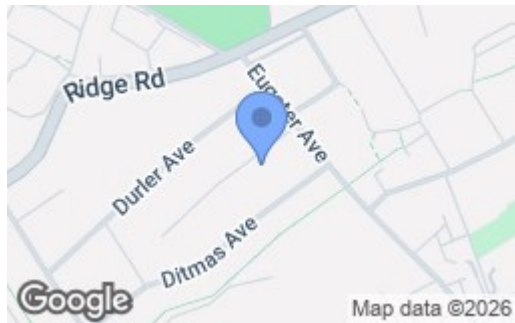
7'8 x 6'6 (2.34m x 1.98m)

Family Bathroom

Rear Garden

Driveway

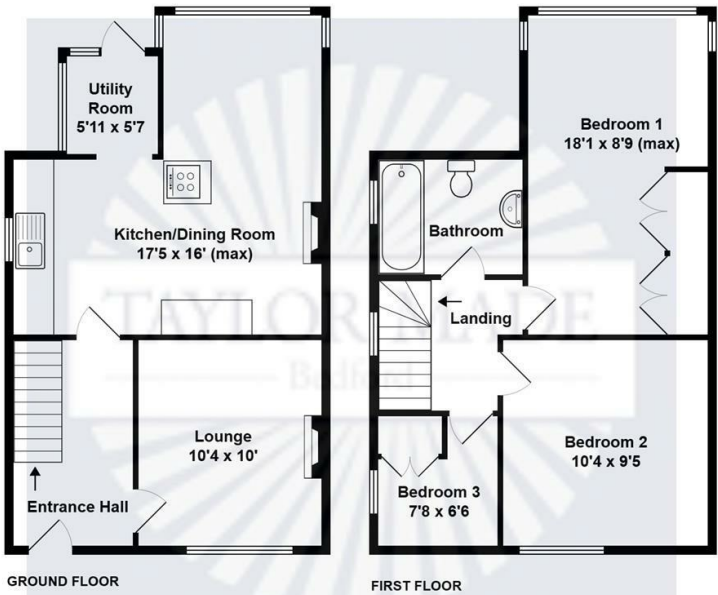
Council Tax: C



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

Kempston

Kempston is a town and civil parish located in Bedfordshire, England. Once known as the largest village in England, Kempston now has a population of around 20,000. Here you will find many amenities including a large Sainsburys, Lidl, two Post Offices, other independent shops and restaurants, Addison Park and the Interchange Retail Park, a big shopping complex housing many popular high street stores. In Kempston Rural you will also find Box End Park, an aqua park with watersports facilities and the highly regarded Corner 5 lakeside restaurant. Kempston is also a mere 2 miles from Bedford Town Centre, Bedford Bus Station and Train Station. There is also great access to the A421, A428 and the A6.



GROUND FLOOR
FIRST FLOOR
Deacon Avenue, Kempston, MK42 7DT
Total Area: 74 SqM = 796.5 SqFt (approx)

Please note this floorplan and all furniture shown is for illustration purposes only. It is not drawn to scale and any measurements, floor areas, openings and orientations are approximates. No liability is taken for any error, omission or misstatements. A party must rely on their own inspection(s). Plan produced by Taylor Made Bedford. Powered by ZPlan.

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 2026.



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