



44 Chantry Avenue, Kempston, Bedford MK42 7RR



44 Chantry Avenue  
Kempston  
Bedford  
MK42 7RR

OIRO £270,000

Semi-detached bungalow

Chain free

Two bedrooms

Family bathroom

Lounge/diner

Refitted kitchen

Private rear garden

Home office/cabin

Off road parking

Freehold



- Council Tax Band B
- Energy Efficiency Rating D

A chain free semi-detached bungalow in Kempston...



Lane and Holmes are pleased to offer for sale this very well-presented bungalow on Chantry Avenue in Kempston, close to local amenities and bus routes.

The accommodation includes two bedrooms and a fitted family bathroom which also offers a separate shower cubicle. The lounge/diner has double doors leading out to the rear garden, and there is a modern fitted kitchen with a built-in oven, hob and hood, and space for other appliances.

Further benefits of the property include double glazing and gas fired central heating.

Moving outside and there is a large block paved driveway providing off road parking. There is covered side access that leads to the rear garden, which offers both a paved patio and lawn. Here there is also a shed, and a cabin with double glazing, power and light, ideal as an office or a useful entertaining space.

Set in the popular residential area of Kempston, to the South of Bedford, the property is close to a number of local amenities including convenience stores and takeaway restaurants along with walking access to the Interchange Retail Park. The property lies on a bus route, and there is easy access to Bedford's Southern bypass linking the A1 and M1.

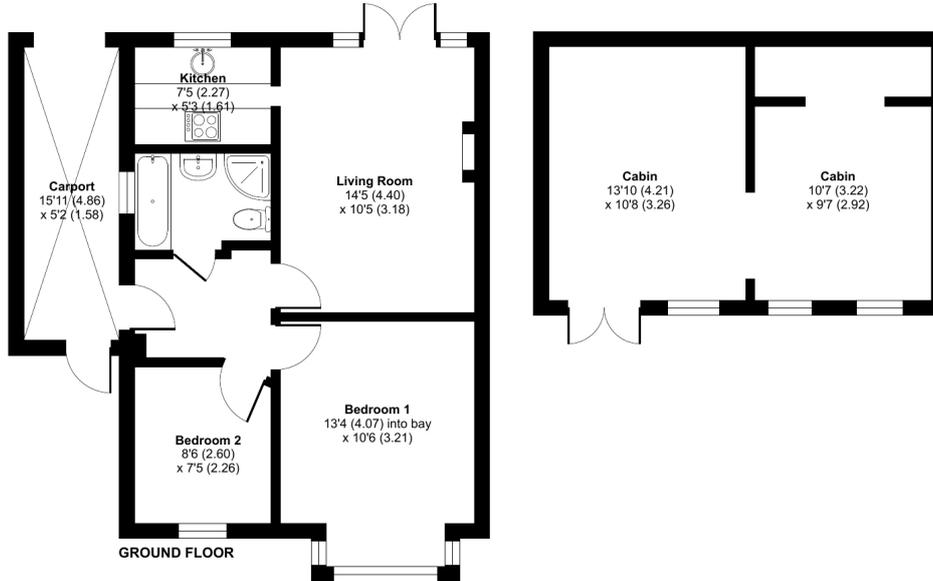
# Chantry Avenue, Kempston, Bedford, MK42

Approximate Area = 493 sq ft / 45.8 sq m (excludes carport)

Outbuilding = 287 sq ft / 26.6 sq m

Total = 780 sq ft / 72.4 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). © nkhcom 2025. Produced for Lane & Holmes. REF: 1346990

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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.

