



**Connells**

Chantry Avenue  
Kempston Bedford



### Property Description

Upon entering the property, you are welcomed by a spacious entrance hall. To the front of the home is a versatile office, ideal for those working from home, alongside the second bedroom. To the rear, the property opens into a well-appointed kitchen and a bright, open-plan lounge/dining room, creating an excellent space for both everyday living and entertaining. The lounge flows seamlessly into the conservatory, which overlooks and provides access to the enclosed rear garden. A modern shower room completes the ground floor accommodation.

The first floor is dedicated to the impressive principal bedroom, which benefits from a walk-in wardrobe/dressing room, offering excellent storage and flexibility.

Externally, the property enjoys a private, enclosed rear garden, ideal for relaxing or entertaining, while the front of the property provides ample off-road parking for up to three vehicles. Further enhancing its appeal, the property benefits from solar panels and an EV charging point, providing energy-efficient and future-proof living.

Ideally located on the highly sought-after Chantry Avenue on the south side of Bedford in Kempston, the property is within easy reach of a wide range of local amenities, well-regarded schools, and excellent road links, making it an ideal home for commuters and families alike.

This fantastic home combines flexible accommodation with modern, energy-efficient features in a sought-after location. Viewing is highly advised!!

**Entrance Hall**

**Office**

**Lounge/Diner**

**Kitchen**

**Conservatory**

**Bedroom One**

**Walk-In Wardrobe**

**Bedroom Two**

**Shower Room**

**External**

**Enclosed Rear Garden**

**Enclosed Rear Garden**

**Driveway & Ample Parking**









Total floor area 101.0 m<sup>2</sup> (1,087 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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42 Allhallows  
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EPC Rating: Council Tax  
 Awaited Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/BED313253](http://connells.co.uk/Property/BED313253)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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