



**Deacon Avenue, Kempston, Bedford, MK42 7DT**  
**£345,000 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

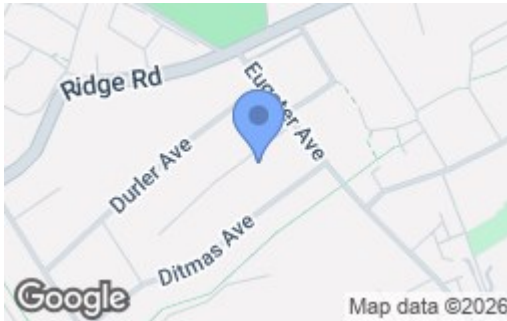
7'8 x 6'6 (2.34m x 1.98m)

## Family Bathroom

## Rear Garden

## Driveway

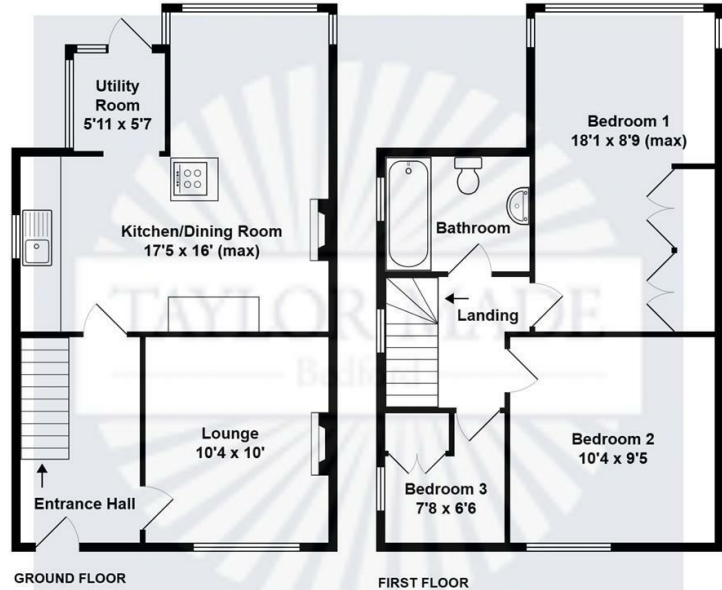
Council Tax: C



Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
England & Wales	England & Wales

## 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.

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