



The Old Shop, 47 Box End Road, Kempston, Bedford, MK43 8RP

The Old Shop
47 Box End Road
Kempston
Bedford
MK43 8RP

OIEO £600,000

Spacious non-estate family
home on a large plot...

Much improved and extended family
home

Cloakroom

Kitchen/breakfast room

Large living room

Dining/family room

Five bedrooms

Three bath/shower rooms

Oil central heating

Large garage

Plot of around 0.13 acres (sts)

No chain

Freehold

- Council Tax Band E
- Energy Efficiency Rating D



With very good access to local facilities and offered with no onward chain...



Offered with no onward chain, this non-estate detached home occupies a plot of approximately 0.13 acres (sts) and has been considerably extended and updated by the current occupiers who have owned the house since 1987. Historically, we understand many years ago the property was the village shop.

It now offers five bedroom, three bath/shower room accommodation over two floors and has scope for further extension/alteration if required.

On the ground floor, the entrance hall offers access to the dining room which could also be used as a family room if required. The hall also leads to the kitchen/breakfast room which is fitted with a large range of oak fronted units, with varying appliances. The living room is larger than typical and like the kitchen, is set to

the rear of the property so benefits from views over the rear garden.

On the first floor, the master bedroom has a good range of fitted furniture and an en suite bathroom. Bedroom two also has fitted wardrobes and there are three further bedrooms served by two bath/shower rooms.

The property is fully double glazed, has oil fired central heating and also has a utility room.

To the front, there is parking for numerous cars on a block paved driveway and there is a larger than typical garage which can comfortably house a further car with ample space remaining for storage. The rear garden is around ninety feet deep and is not overlooked from the rear. It includes a wide range of mature shrubs, trees and plants and is predominately laid to lawn.

Located on Box End Road, the property is close to and backs on to Box End Park, a popular water sports activities centre which includes a café/restaurant.



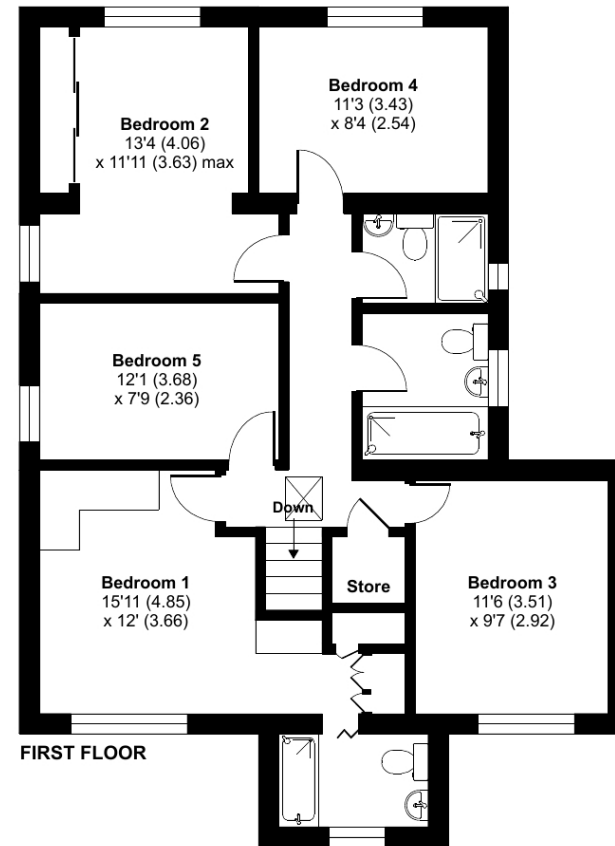
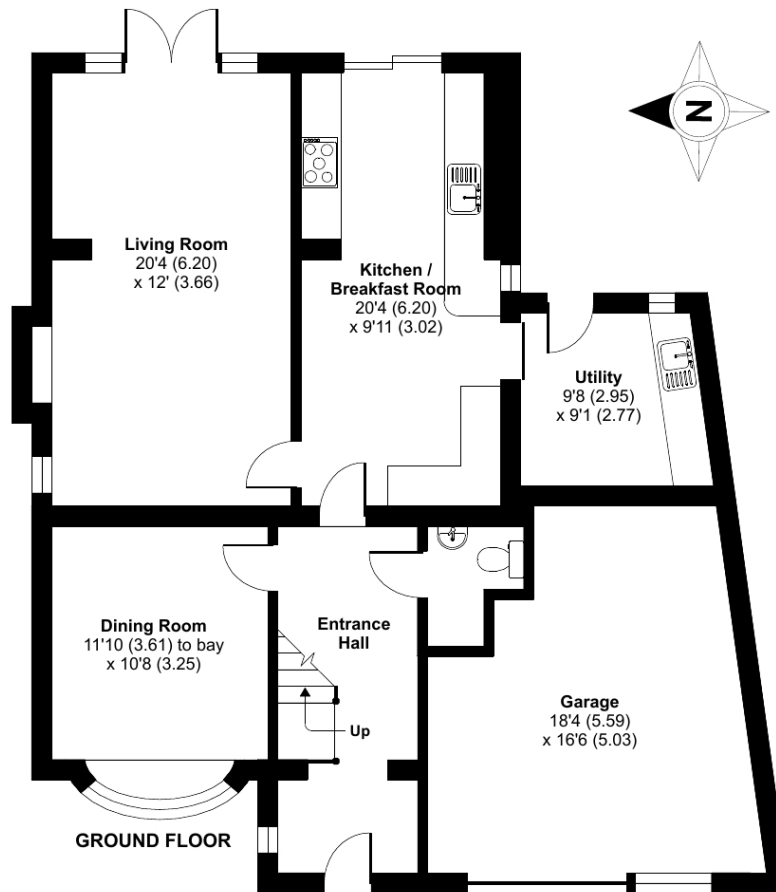
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Approximate Area = 1772 sq ft / 164.6 sq m

Garage = 274 sq ft / 25.4 sq m

Total = 2046 sq ft / 190 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Lane & Holmes. REF: 1068217

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