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# Green End Road, Kempston, Bedford

Offers Over £270,000 Freehold

2 bedroom semi-detached house for sale

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## Description

Hill Cottages, a wonderful two bedroomed cottage overlooking open fields in Green End, Kempston Rural.

The house is arranged over two floors and the entrance takes you straight into the sitting room which has a beautiful fireplace with a wood burner, setting the scene for those cold winter evenings cosying up with the fire roaring in the background.

The bathroom is the next room which is located on the ground floor, it's been recently upgraded by our clients too, there is however potential to move the bathroom to the first floor and convert the loft space into a double bedroom, planning was previously granted but has since lapsed.

To the rear of the house is the kitchen which overlooks the garden with a door providing access.

On the first floor, two bedrooms, a large double at the front of the house with an open aspect over fields and to the rear a decent single bedroom and an additional landing area which has stairs in place ready to convert the second floor into additional accommodation.

Outside, there is a small front garden laid to lawn with a picket fence and gated access. The rear garden is a decent size almost 40 feet in length with gated access to the side.

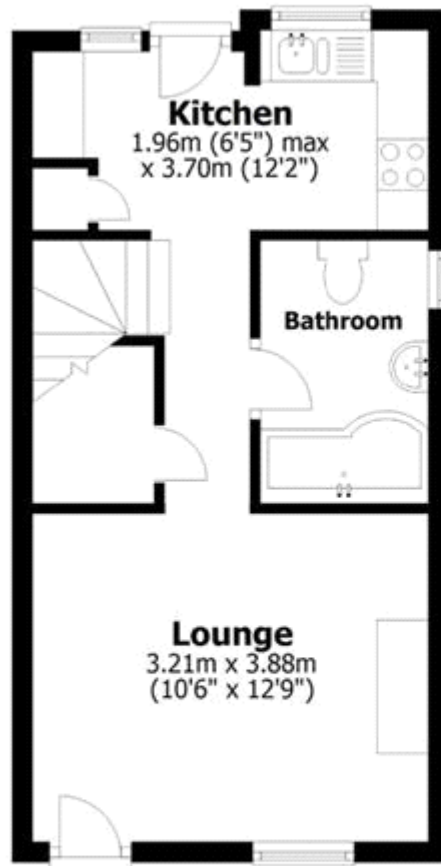
## Tenure

Freehold



## Ground Floor

Approx. 30.7 sq. metres (330.9 sq. feet)



### Kitchen

1.96m (6'5") max  
x 3.70m (12'2")

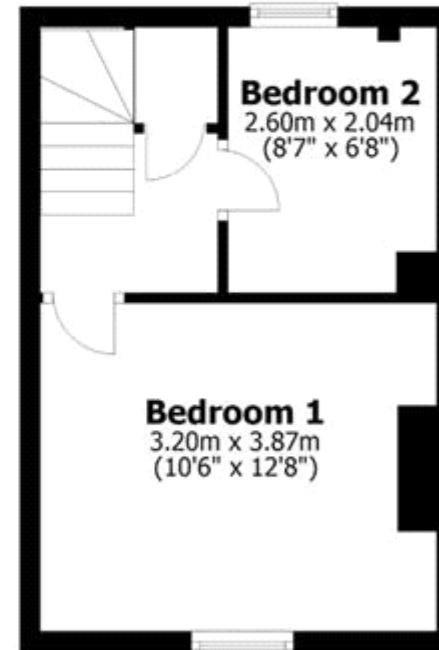
### Bathroom

### Lounge

3.21m x 3.88m  
(10'6" x 12'9")

## First Floor

Approx. 22.9 sq. metres (246.3 sq. feet)



### Bedroom 2

2.60m x 2.04m  
(8'7" x 6'8")

### Bedroom 1

3.20m x 3.87m  
(10'6" x 12'8")

Total area: approx. 53.6 sq. metres (577.2 sq. feet)

This plan is for layout guidance only and not drawn to scale unless stated. Windows and Door openings are approximate.

Whilst every care is taken in the preparation of this floor plan please check all measurements, shapes and compass bearings before making any decisions upon them. © James Kendall Estate Agents

Plan produced using PlanUp.



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