



WELCOME TO KEMPSTON

WELCOME TO

11 ST JOHN'S AVENUE
KEMPSTON, BEDFORD
MK42 8ET

Useful information to help you settle in, along with a few local recommendations to make your stay more enjoyable.

We've kept everything clear and easy to follow and shared a few of our own favourite spots nearby so you can experience the area like a local.

GUEST BOOK



[Meet The Team](#)



[Quick Essentials](#)



[House Rules](#)



[How Everything Works](#)



[Local Guide](#)



[Extend your stay](#)



[Checkout instructions](#)



Andwell & Co

This home is proudly managed by Andwell & Co, a hospitality-led short-stay company run by Shaun and Toby.

○ MEET THE TEAM



Between us, we've spent years on the ground running homes like this. It's hands-on work, and we take real pride in doing it properly.

This isn't just another listing to us. We look after the space, and we care about the people staying in it. Every home we manage means something, and this one is no different.

We've set it up to feel comfortable and easy from the moment you walk in. Comfy bedding, thoughtful touches, free WiFi and clear communication. The kind of details that actually matter when you're staying somewhere.

We love hosting, and we hope you feel at home here.



From Shaun Toby & the
Andwell & Co team

QUICK ESSENTIALS

○ REFERENCES

Property Address

1 St John's Avenue
Kempston, Bedford
MK42 8ET



WiFi Scan to connect



Network: EE-676GXM
Password: FR9xqM9P6ndNXuCk



Emergency Contact

+44 (0)7843956725



HOUSE RULES

ENJOY YOUR STAY AND TREAT THE
SPACE WITH THE SAME CARE AND
RESPECT AS YOUR FAMILY HOME.



- **No parties or gatherings**

This is a residential building, so gatherings, parties, or events are not permitted.

- **No smoking or vaping**

Smoking or vaping is not allowed anywhere inside the property or building to keep the space fresh for all guests.

- **No visitors without permission**

Only registered guests are allowed in the property.
Visitors must be agreed in advance.

- **Shoes off indoors**

Please remove shoes at the door to help keep the property clean and hygienic.

- **Pets**

Pets are only allowed if pre-authorized in advance. A pet cleaning fee must be paid to protect future guests, especially those with allergies.

- **Noise**

Please keep noise to a minimum, particularly in the evenings after 7pm to respect neighbours. We want to maintain a calm and comfortable environment for everyone.

- **Noise monitoring**

A noise monitor is in place inside the property. It does not record conversations, only sound levels.

- **CCTV**

CCTV operates in communal areas outside the building for security. This may be used as evidence if required.

Failure to follow house rules may result in additional charges or early termination of your stay.

HOW EVERYTHING WORKS



Heating & Hot Water

- The thermostat is located beside the front door, to the left of the picture.
- Turn the dial clockwise to increase the temperature.
- Turn the dial anticlockwise to lower the temperature.
- We recommend setting the temperature to 20–22°C.
- When checking out, please set the thermostat to 18°C. Thank you!



Please help us recycle.

- The bins are located at the front of the driveway, beside the hedge.
- Orange lid: Loose recycling, including paper, cardboard, plastic containers, cans and glass.
- Black lid: Bagged general household waste.
- Green lids: Garden waste only – please do not place food, plastic or household rubbish inside.



Parking

- Enter through the front gate. If it's closed, simply lift the latch to open it.
 - Please park on the paved driveway only and not on the grass.
 - A white car is stored on the driveway, so please don't be alarmed.
 - The driveway can accommodate up to 3 cars, but vehicles will need to be parked tightly.
-

HOW EVERYTHING WORKS



TV & Entertainment

- Turn on using the remote
- Smart TV apps available (Netflix, etc.)
- Log into your own accounts if needed and remember to log out before leaving

Bathroom

- Please avoid blocking drains and dispose of items in the bin provided
- Ventilation: Keep door open after showering

Washing Machine/Dryer

- We recommend a short cycle at 30°C for most clothes
- Turn the dial to select the programme, choose your settings, then press start
- Please do not dry clothes on radiators

Other

If you need help using anything in the home, send us a photo and our team will guide you through it.

LOCAL ESSENTIALS

○ IF YOU NEED DIRECTIONS OR ANYTHING MORE SPECIFIC, JUST MESSAGE US.



Local Supermarket Co-op Food

A convenient nearby shop for groceries, drinks and everyday essentials.



Local Pharmacy Speedwell Pharmacy

Just a 2–3 minute walk away, offering prescriptions, medicines and everyday health essentials.



Local Station Kempston Hardwick Station

A convenient local railway station providing connections towards Bedford and Bletchley, with onward links to London and surrounding areas.



PLACES TO EAT

○ OUR FAVOURITE PLACES NEARBY



Favourite Café **Ca'fe mar-** **chelles**

A friendly local café serving coffee, breakfast and light bites, conveniently located near the property.



Favourite Bar **King William IV** **Pub**

A friendly local pub serving drinks and classic pub food, with live sport and a relaxed atmosphere.



Favourite Restaurant **Diya Royal**

A popular nearby Nepalese and Indian restaurant serving a great selection of curries, grills and traditional dishes.



LOCAL PLACES

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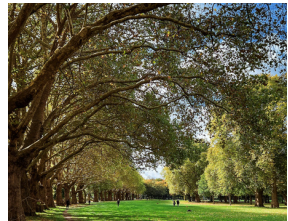
Woburn Safari Park

A popular family day out with a wide variety of animals, famous for its drive-through safari and monkey enclosure, where Barbary macaques roam freely around the cars.



Green Space Priory Country Park

Great for scenic walks, lakeside views and relaxing outdoors



Access to London

Bedford Station offers excellent direct rail links to London St Pancras, with the fastest trains taking around 38–40 minutes.



EXTEND YOUR STAY OR LATE CHECK-OUT

○ EXTEND YOUR STAY



If you need to extend your stay or need a later check-out to catch a night flight, just message us a week before and we'll see what's possible.



We'll always try to help, but it depends on the next booking and our cleaning schedule.

If a late check-out is available, there will be a small fee. This helps cover the extra time and staff needed to get the property ready for the next guest without rushing the clean.

Let us know as early as you can and we'll do our best to make it work.

CHECKOUT INSTRUCTIONS



Check-out is **by or before 10am** unless agreed otherwise.

- ✓ Leave beds unmade and place **towels in the bath** or shower
- ✓ **Wash dishes**, load and start the dishwasher
- ✓ **Empty fridge**, cupboards, and bins
- ✓ Place **bins outside**, see instructions provided
- ✓ **Turn off lights**
- ✓ Close and **lock all windows and doors**
- ✓ **Return keys** to the lockbox

Send me a message to say you have checked out

WE APPRECIATE GUESTS WHO
TREAT THE SPACE WITH CARE
AND LEAVE IT CLEAN AND TIDY,
JUST AS THEY FOUND IT.

Andwell & Co



Book Your Next Stay

If you've enjoyed your stay, you can book your next stay by scanning the QR code.

It's the quickest way to check availability across our properties and access our best available rates.

andwell.bookeddirectly.com

andwell.co.uk

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