



**Greenkeepers Road, Great Denham, Bedford, MK40 4FS**  
**£375,000 Freehold**



Introducing this beautiful presented 5 bedroom townhouse situated in the popular village of Great Denham close to the Country Park and local amenities.

Internally, the property is set over three floors and benefits from well proportioned rooms throughout offering an entrance hall with cloakroom, spacious lounge/diner with French doors leading out to the rear garden and a modern fitted kitchen. On the first floor, a landing space, the master bedroom with built-in wardrobes and an ensuite shower room, a further double bedroom with a built in wardrobe and a family bathroom. The top floor has two more double bedrooms with built in wardrobes, a further family bathroom and a study/bedroom 5. Outside there is an enclosed rear garden with a shed and gated access to the two allocated parking spaces to the rear of the property. Viewings are highly recommended.

**Ground Floor:**

**Entrance Hall**

**Cloakroom**

**Kitchen**

10'2 x 8 (3.10m x 2.44m)

**Lounge/Diner**

15'9 x 14'11 into recess (4.80m x 4.55m into recess)

**Stairs to 1st Floor:**

**Landing Area**

**Master Bedroom**

9'1 x 12'11 to built in wardrobe (2.77m x 3.94m to built in wardrobe)

**Ensuite**

**Bedroom 2**

10'2 x 8'4 (3.10m x 2.54m)

**Family Bathroom**

**Stairs to 2nd Floor:**

**Bedroom 3**

12'7 x 8'4 (3.84m x 2.54m)

**Bedroom 4**

10'2 x 8'4 (3.10m x 2.54m)

**Study/Bedroom 5**

8'6 x 8'3 plus recess (2.59m x 2.51m plus recess)

**Family Bathroom**

**Outside:**

**Enclosed Rear Garden**

**Allocated Off Road Parking For 2 Vehicles**

**Great Denham Service Charges**

Open Space Management Charge £120 per annum

**Great Denham**

Great Denham is situated just 2 miles from Bedford Town Centre. This sought after village boasts many local amenities including a bistro, takeaway, dentist, vets, pharmacy, Sainsbury Local store and further shops, salon, estate agents and the added bonus of good schooling facilities. Great Denham is also conveniently located for the Bedford bypass which offers great access onto the A421, A428, A6, A1, M1 and beyond. Bedford rail station is located approximately 2 miles away and offers transport links to Luton in 20 minutes and London St Pancras in under 40 minutes.

Council Tax: Bedford E



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Maximum	Current	Maximum
A	B	A	B
79	89	A	B
England & Wales		England & Wales	



Please note this floorplan is for illustrative purposes only. It is not drawn to scale and any measurements, floor areas, openings and orientations are approximate. No liability is taken for any error, omission or misstatement. A party must rely on their own inspection(s). Plan produced by Taylor Made Bedford. Powered by ZPlan.

These particulars of sale are a general outline, acting as guidance only. All descriptions, dimensions and references to condition are given without responsibility falling upon the vendors or their agents. Taylor Made Residential has not tested any apparatus, equipment, fixtures or services. We have not sought to verify the legal title of the property, purchasers must obtain verification from their solicitor. This is offered for sale on a Subject to Contract and Without Prejudice basis 2024.



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