



**Banbury Heath, Great Denham, Bedford, MK40 4TR**  
**Offers over £450,000 Freehold**



A beautifully presented 4 bedroom double fronted detached family home situated in this superb location of Great Denham. This stunning property offers spacious living accommodation across 3 levels and has had various modernisations and improvements throughout. Internally the property offers a welcoming entrance hall with a modern cloakroom, a spacious bay fronted lounge, a light and airy 19ft kitchen/dining/family room with integrated appliances, a utility room and bay French patio doors leading out to the garden.

On the first floor you will find a beautifully presented master bedroom with a dressing area, en-suite, a generous sized bedroom 3 and a well presented family bathroom. To the top floor a further 2 double bedrooms and a shower room. Outside there is a superbly landscaped enclosed garden with paved patio seating areas and gated access to parking which can be found under the carport.

The property is just a short walk to local shops, schools and the Great Denham Country Park.

**Entrance Hall**

**Kitchen/Dining Room**

19'2 (into bay) x 13'4 (5.84m (into bay) x 4.06m)

**Utility Room**

5'9 x 5'6 (1.75m x 1.68m)

**Cloakroom**

**Sitting Room**

19'1 (into bay) x 10'7 (5.82m (into bay) x 3.23m)

**First Floor Landing**

**Master Bedroom**

17'10 x 11'3 (5.44m x 3.43m)

**Ensuite**

**Bedroom 4**

11'1 x 9'8 (3.38m x 2.95m)

**Family Bathroom**

**Second Floor Landing**

**Bedroom 2**

13'11 (into bay) x 9'8 (4.24m (into bay) x 2.95m)

**Bedroom 3**

11'3 x 8'1 (into bay) (3.43m x 2.46m (into bay))

**Family Shower Room**

**Front & Rear Gardens**

**Car Port**

**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, supermarkets, salon and a Post Office 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, 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.

**Great Denham Service Charges**

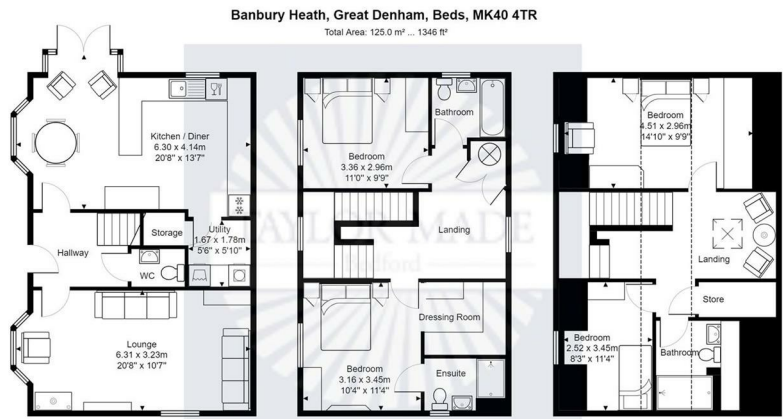
Open Space Management Charge £120 per annum

Council Tax: Bedford Borough F



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<b>A</b>	<b>B</b>	<b>B</b>	<b>B</b>
83	93		

England & Wales EU Directive 2002/91/EC



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 misstatements. 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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