



Greenkeepers Road, Great Denham, Bedford, MK40 4GJ
Guide price £340,000 Freehold



Introducing this wonderful three double bedroom end of terrace townhouse situated in this popular position close to local amenities and a short walk to the Country Park in Great Denham. The property offers spacious and versatile accommodation for modern family living and briefly comprises an entrance hall which leads into the spacious lounge, then a kitchen/diner with French doors to the rear garden and a cloakroom. On the first floor, there is two good size bedrooms and a family bathroom and on the second floor, a superb master bedroom with Ensuite. There is UPVC double glazing throughout and gas radiator central heating. Outside is an enclosed rear garden, a single garage and allocated parking space. Viewings highly recommended.

Entrance Hallway

Lounge

15'10" x 12'0" (4.85m x 3.67m)

Kitchen

9'8" x 7'0" (2.95m x 2.14m)

Diner

9'8" x 8'0" (2.95m x 2.44m)

WC

Hallway Landing

Bedroom 2

15'6" x 8'6" (4.74m x 2.61m)

Bedroom 3

10'2" x 8'7" (3.11m x 2.63m)

Family Bathroom

Bedroom 1

15'6" x 9'10" (4.73m x 3.02m)

Ensuite

Rear Garden

Garage & Allocated Parking Space

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, 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.

Great Denham Service Charges

Open Space Management Charge £120 per annum

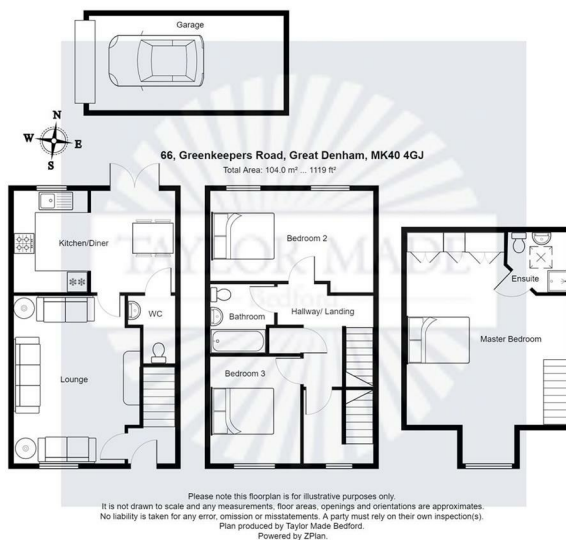
Estate Property Charge

Approx. £280 per year for Estate Property Charge

Council Tax: Bedford Borough D



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Target	Current	Target
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	



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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