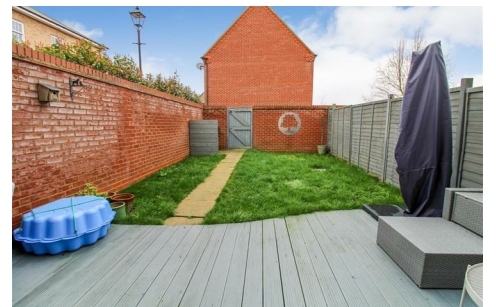




**Wayland Road, Great Denham, Bedford, MK40 4GQ**  
**Guide price £380,000 Freehold**



A beautifully presented 4 double bedroom family home ideally located in the highly desirable village of Great Denham. This stunning property offers spacious living accommodation across 3 floors including a welcoming entrance hall with a well presented cloakroom, a light and airy lounge and a superb kitchen diner with French patio doors leading out to the garden. On the first floor you will find a spacious master bedroom with ensuite shower room, a second bedroom with an impressive walk in wardrobe, a stylish family bathroom and on the top floor a further 2 double bedrooms. On the outside there is a fantastic south facing garden with a decked seating area, ideal for entertaining and a single garage to the located in the block to the rear. Being just a short walk to the local schools, shops and the Great Denham Country Park, this property makes the ideal family home.

Entrance Hall

Cloakroom

Lounge

15'11 x 9'10 (4.85m x 3.00m)

Kitchen/Dining Room

15'11 x 9'5 (4.85m x 2.87m)

First Floor Landing

Master Bedroom

15'11 x 9'10 (4.85m x 3.00m)

En Suite

Bedroom 4

10'1 x 8'9 (3.07m x 2.67m)

Family Bathroom

Second Floor Landing

Bedroom 2

14'2 x 10' (4.32m x 3.05m)

Bedroom 3

11'5 x 9'10 (3.48m x 3.00m)

Garden

Single Garage In Block

Great Denham Service Charges

Open Space Management Charge £120 per annum

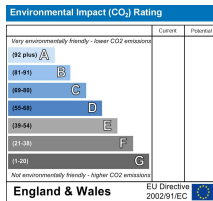
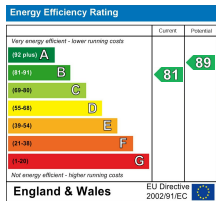
Great Denham

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, 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.

Council Tax: Bedford Borough D



Please note this floorplan and all furniture shown is for illustration purposes only. It is not drawn to scale and any measurements, floor areas, openings and orientations are approximates. 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.



Taylor Made Residential Limited  
Taylor House, Roman Gate, Saxon Way, Great Denham, Bedford, MK40 4FU



01234 302043



bedford@taylormadepropertyes.co.uk  
www.taylorlandandpropertygroup.co.uk

Company Registration: 10726223 VAT Number: 268 8165 58

