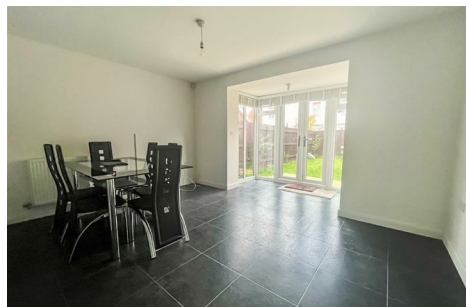




Edith Avenue, Great Denham, Bedford, MK40 4SL  
£375,000 Freehold



**\*\*NO UPWARD CHAIN\*\*** A wonderful chance to acquire this attractive and immaculately presented, 4 bedroom 3-storey property situated in the popular area of Great Denham. This fantastic family home boasts on the ground floor an open plan and modern kitchen/family/dining room, a study, cloakroom and storage. On the first floor you have two further bedrooms and a family bathroom. There are two further double bedrooms on the second floor and a Juliet en suite. Externally the property has the benefit of a private rear garden, a garage and driveway for two cars. Viewings are highly recommended.

Entrance Hall

Cloakroom

Study

7'9" x 6'4" (2.38 x 1.95)

Kitchen

12'5 x 6'7 (3.78m x 2.01m)

Family/Dining Room

7'5" x 13'6" (2.27 x 4.13)

1st Floor Landing

Bedroom

10'10" x 13'6" (3.32 x 4.14)

Bedroom

9'9" x 13'6" (2.98 x 4.14)

Bathroom

2nd Floor Landing

Bedroom

3.32 x 4.14 (0.91m.9.75m x 1.22m.4.27m)

Juliet Bathroom

Bedroom

9'11" x 13'6" (3.03 x 4.14)

Enclosed Rear Garden

Garage and Driveway

Great Denham Service Charges

Open Space Management Charge £120 per annum

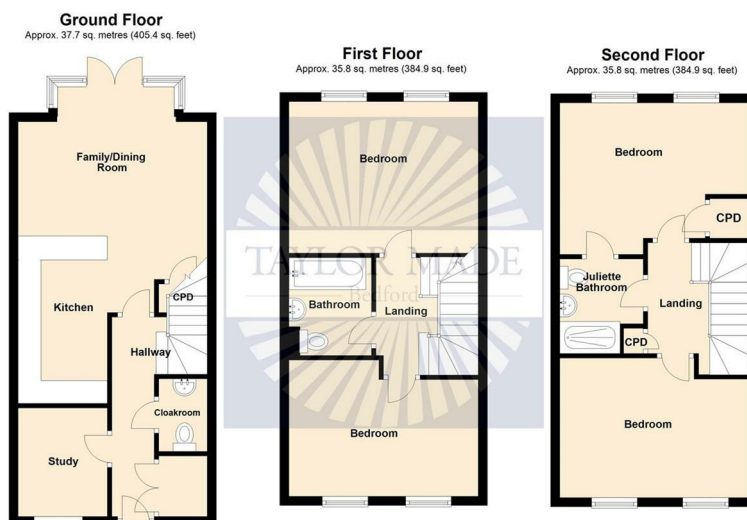
First Port Service Charge - £50.21 every 6 months

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.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
85	94	A	A
<small>Very energy efficient - lower running costs</small> <small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small>			
<small>Not energy efficient - higher running costs</small> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



Total area: approx. 109.2 sq. metres (1175.2 sq. feet)  
Please note this floorplan is illustrative purposes only. It is not drawn to scale and any measurements, floor areas, openings and orientation are approximate. No liability is taken for any error, omission or misstatements. A party must rely on their own inspections. Plan produced by Taylor Made Bedford. Powered by Plan.Ip.

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 2023.



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



01234 302043



bedford@taylormadeproperties.co.uk  
www.taylorlandandpropertygroup.co.uk

Company Registration: 10726223 VAT Number: 268 8165 58

