



Greenkeepers Road, Great Denham, Bedford, MK40 4FS
Offers in excess of £385,000 Freehold



Rare opportunity to acquire this spacious 2 storey 4 bedroom mid terrace family home situated in the heart of Great Denham and offered with gas to radiator heating and a superbly refitted kitchen/diner.

The well presented accommodation briefly comprises of an entrance hall with guest cloakroom, dual aspect living room with french doors to the rear garden, dual aspect kitchen/diner with useful extra utility area, master bedroom with en-suite shower room, 3 further good size bedrooms and a family bathroom. Externally the property has an enclosed low maintenance frontage and a spacious well tended rear garden with paved patio and generous lawn. There is also a single garage and parking space which can be accessed from the rear gate.

Internal inspection is highly recommended.

Entrance Hall

Guest Cloakroom

Open Plan Kitchen/Diner

21'7 x 9,7 (6.58m x 2.74m,2.13m)

Utility Space

3'7 x 4'2 (1.09m x 1.27m)

Dual Aspect Living Room

21'7 x 10'3 (6.58m x 3.12m)

1st Floor Landing

Master Bedroom

11'2 x 10'1 (3.40m x 3.07m)

Ensuite

Bedroom 2

11'2 x 10'5 (3.40m x 3.18m)

Bedroom 3

10'1 x 10'0 (3.07m x 3.05m)

Bedroom 4

10'2 x 10' (3.10m x 3.05m)

Family Bathroom

Outside

Low Maintenance Front Garden

Enclosed Rear Garden

Single Garage and Off Road Parking for 1 Vehicle

Great Denham Service Charges

Open Space Management Charge £120 per annum

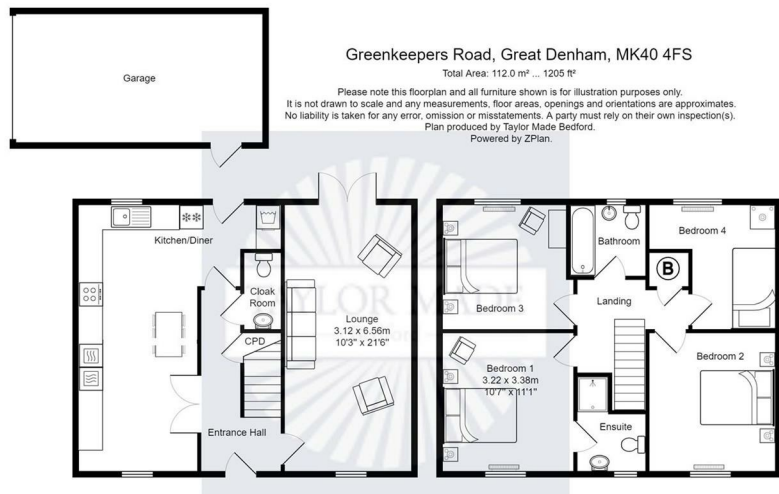
Great Denham

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.

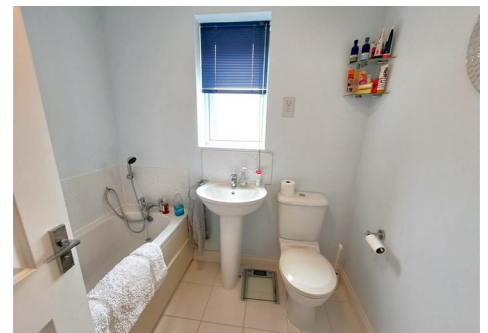
Council Tax: Bedford Borough E



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Maximum	Current	Maximum
Very energy efficient - lower running costs 81 (A)	89 (A)	Very environmentally friendly - lower CO ₂ emissions B	C
81-89 (A)	92-100 (A)	81-89 (A)	81-89 (A)
69-80 (B)	80-89 (B)	69-80 (B)	69-80 (B)
55-68 (C)	55-68 (C)	55-68 (C)	55-68 (C)
45-54 (D)	45-54 (D)	45-54 (D)	45-54 (D)
35-44 (E)	35-44 (E)	35-44 (E)	35-44 (E)
25-34 (F)	25-34 (F)	25-34 (F)	25-34 (F)
15-24 (G)	15-24 (G)	15-24 (G)	15-24 (G)
Not energy efficient - higher running costs EU Directive 2002/91/EC	EU Directive 2002/91/EC	Not environmentally friendly - higher CO ₂ emissions EU Directive 2002/91/EC	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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