



King Alfred Way, Great Denham, Bedford, MK40 4TX
Guide price £360,000 Freehold



A beautifully presented 3/4 bedroom end terraced property situated in the highly desirable village of Great Denham. This delightful family home offers a perfect blend of comfort and style whilst providing spacious living accommodation across three floors. The property offers a welcoming entrance hall with a large storage cupboard, a cloakroom, bedroom 4/study to the front and a stunning open planned kitchen/dining/family room to the rear with integrated appliances in the kitchen and bay French patio doors leading out to the garden. On the first floor you will find a spacious sitting room, a large master bedroom with well presented en suite and on the top floor, a further 2 double bedrooms and a modern family bathroom. Outside there is an enclosed South West facing garden with a paved patio seating area and gated access leading through to 2 car port spaces. With the Great Denham Country Park on your doorstep and local shops & schools just a shot walk away, don't miss out the opportunity to acquire this superb family home.

Entrance Hall

Cloakroom

Kitchen/Dining/Family Room

21'4 x 12'10 (6.50m x 3.91m)

Study/Bedroom 4

9'3 x 6'1 (2.82m x 1.85m)

Stairs to 1st Floor Landing

Sitting Room

11'4 x 12'10 (3.45m x 3.91m)

Master Bedroom

10'2 x 12'10 (3.10m x 3.91m)

Ensuite Shower Room

Stairs to 2nd Floor Landing

Bedroom 2

8'4 x 12'10 (2.54m x 3.91m)

Bedroom 3

9'1 x 12'10 (2.77m x 3.91m)

Bathroom

Enclosed Rear Garden

Two Car Ports Providing Off Road Parking

Great Denham Service Charges

Open Space Management Charge £120 per annum

Management Parking Charge £89.76 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 E



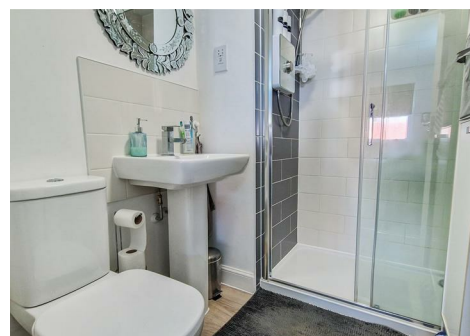
| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--|--|--|--|
| Current | Maximum | Current | Maximum |
| Very energy efficient - lower running costs 94 A | Very energy efficient - lower running costs 94 A | Very environmentally friendly - lower CO ₂ emissions 94 A | Very environmentally friendly - lower CO ₂ emissions 94 A |
| 85 B | 75 C | 85 B | 75 C |
| 69 D | 55 E | 69 D | 55 E |
| 55 E | 45 F | 55 E | 45 F |
| 45 F | 35 G | 45 F | 35 G |
| 35 G | 25 G | 35 G | 25 G |

England & Wales EU Directive 2002/91/EC



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

