



Pennard Close, Great Denham, Bedford, MK40 4RP
Offers over £340,000 Freehold



A superbly presented and highly sought after 3 bedroom end terrace town house situated in a private cul-de-sac location within the popular Great Denham development.

The property has been much improved by the present owners and offers gas to radiator central heating, a single garage with driveway and a good size enclosed rear garden. The well planned family accommodation comprises of an entrance hall, living room, fitted kitchen/diner and cloakroom on the ground floor, two double bedrooms and a family bathroom on the first floor and a superb master bedroom with fitted wardrobes and en-suite on the second floor. Outside is a well tended rear garden with generous decked area and gated side access and there is a single garage with allocated parking space in the cul de sac.

Internal viewing is strongly recommended.

Entrance Hall

Lounge

16'01 x 12'01 (4.90m x 3.68m)

Kitchen/Diner

15'06 x 9'07 (4.72m x 2.92m)

Cloakroom

1st Floor Landing

Bedroom 2

15'06 x 9'09 (4.72m x 2.97m)

Bedroom 3

10'01 x 8'09 (3.07m x 2.67m)

Family Bathroom

Stairs to Third Floor

Master Bedroom

16'04 x 15'06 (4.98m x 4.72m)

Ensuite Shower Room

West Facing Rear Garden

Single Garage and 1 Parking Space

Great Denham Service Charges

Open Space Management Charge £120 per annum

Service Charge - Approx £25 a quarter

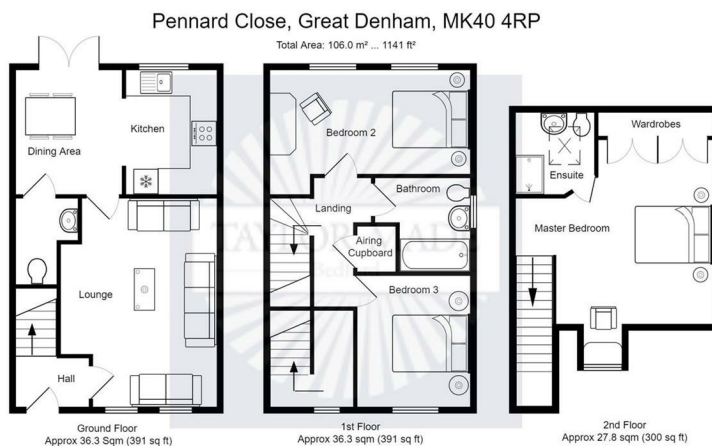
Great Denham

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 D

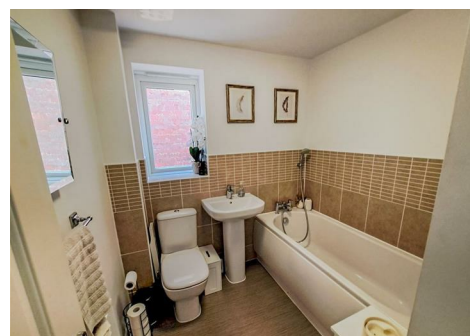


Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Maximum	Current	Maximum
Very energy efficient - lower running costs	Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions	Very environmentally friendly - lower CO ₂ emissions
90-100 A	79-90	92-100 A	92-100 A
81-89 B	71-78	82-91 B	82-91 B
72-80 C	64-70	72-81 C	72-81 C
63-71 D	55-63	62-71 D	62-71 D
54-62 E	47-54	52-61 E	52-61 E
45-53 F	39-46	42-51 F	42-51 F
36-44 G	31-38	32-41 G	32-41 G
Not energy efficient - higher running costs	Not energy efficient - higher running costs	Not environmentally friendly - higher CO ₂ emissions	Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	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.



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