



Downham Close, Great Denham, Bedford, MK40 4RR Offers over £525,000



An exceptionally spacious 5 bedroom executive detached home situated in a unique position overlooking the Great Denham Country Park.

The property is presented in an excellent decorative order and features an enclosed rear garden with gated access, off road parking and a single garage, as well as panoramic views to the country park.

The accommodation is spread over 3 floors and comprises: Ground floor entrance hall, cloakroom, dual aspect living room and dual aspect kitchen/diner. On the first floor there is a master suite with dressing area and ensuite, a second bedroom with further ensuite and a third double room. On the second floor are two further double bedrooms and a family bathroom. Viewings highly recommended



Entrance Hall

Cloakroom

Living Room

21'5 x 10'10 (6.53m x 3.30m)

Kitchen/Diner

21'5 x 14'9 max (6.53m x 4.50m max)

Landing

Master Bedroom

12'4 x 9'0 (3.76m x 2.74m)

Dressing Area

En Suite

Bedroom 2

12'10 x 10'9 (3.91m x 3.28m)

En Suite

Bedroom 3

10'9 x 8'2 (3.28m x 2.49m)

Bedroom 4

49'2"19'8" x 32'9"29'6" (15'6 x 10'9)

Bedroom 5

15'6 x 9 (4.72m x 2.74m)

Family Bathroom

Garage and parking

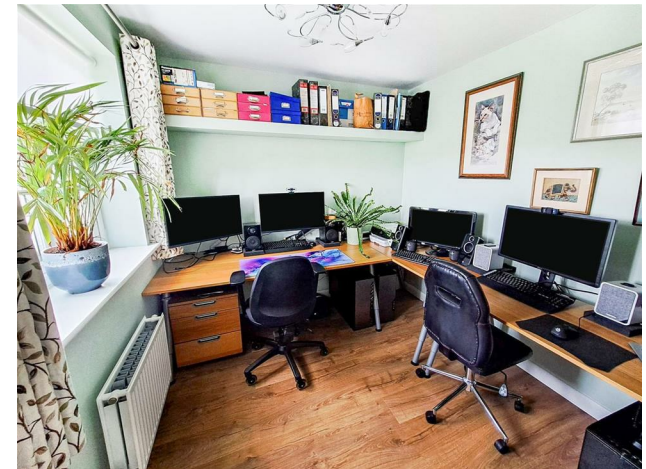
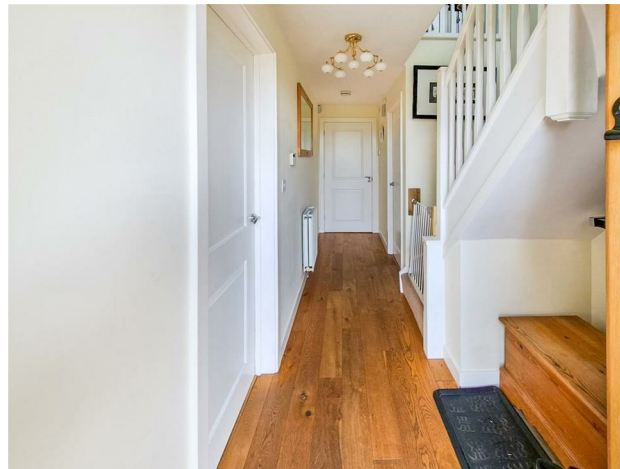
Enclosed Rear Garden

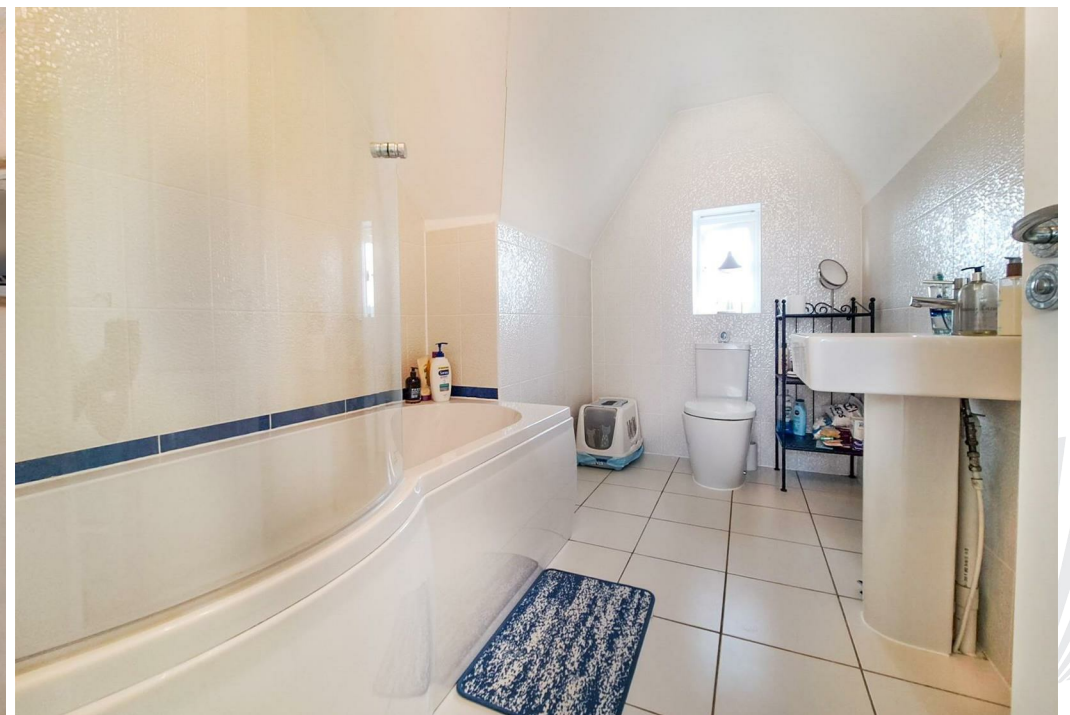
Great Denham Service Charges

Open Space Management Charge £60 per annum

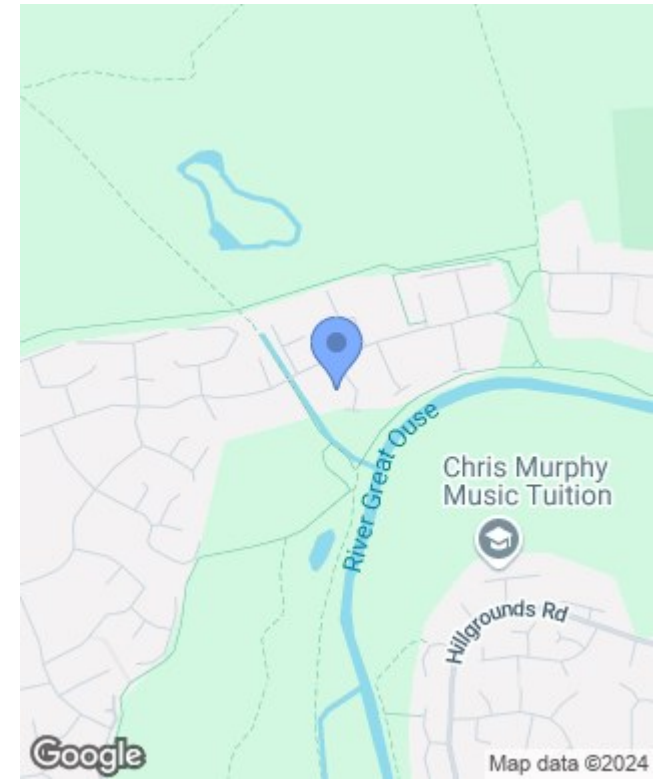
Great Denham

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 with the local school having an outstanding Ofsted rating. 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.









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Council Tax: Bedford F

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 Ltd 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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