



Saxon Way, Great Denham, Bedford, MK40 4TN
Offers over £340,000 Freehold



A beautifully presented 3/4 bedroom 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 doors leading out to the garden. On the first floor you will find a spacious sitting room, a large master bedroom with well presented ensuite and on the top floor, a further 2 double bedrooms and a modern family bathroom. Outside there is an enclosed rear garden with a decked seating area and gated access leading through to 2 allocated car parking spaces. With the Great Denham Country Park on your doorstep and local shops & schools just a short walk away, don't miss out the opportunity to acquire this superb family home.

Hallway

Cloakroom

Bedroom 4/Study

9'3 x 6'1 (2.74m0.91m x 1.83m0.30m)

Kitchen/Dining/Family Room

21'4 (max) x 12'10 (6.40m1.22m (max) x 3.66m3.05m)

First Floor Landing

Sitting Room

12'10 x 9'6 (3.66m3.05m x 2.74m1.83m)

Bedroom 1

12'10 x 10'2 (3.66m3.05m x 3.05m0.61m)

Ensuite

Second Floor Landing

Bedroom 2

12'10 x 11'6 (3.66m3.05m x 3.35m1.83m)

Council Tax: E

Bedroom 3

12'10 x 9'1 (3.66m3.05m x 2.74m0.30m)

Family Bathroom

Rear Garden

2 Allocated Parking Spaces

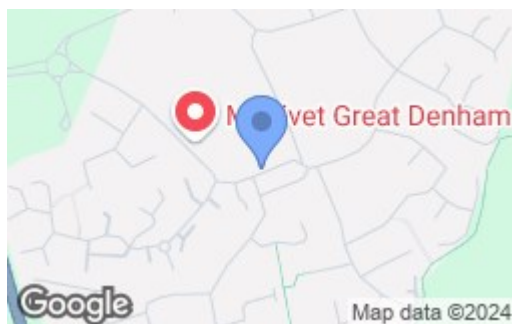
Great Denham

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.

Service Charge

Open Space Management Charge £60pa

External and Courtyard Charge £296.25

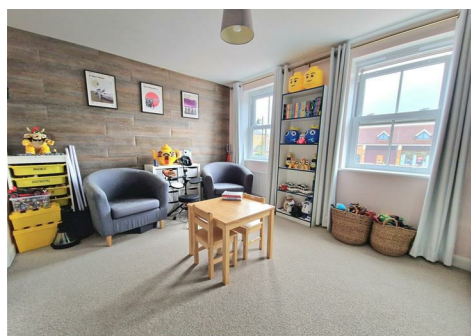


Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Maximum	Current	Maximum
Very energy efficient - lower running costs 96 (A)	96 (A)	Very environmentally friendly - lower CO ₂ emissions 96 (A)	96 (A)
86 (B)	96 (A)	86 (B)	96 (A)
74 (C)	96 (A)	74 (C)	96 (A)
62 (D)	96 (A)	62 (D)	96 (A)
50 (E)	96 (A)	50 (E)	96 (A)
38 (F)	96 (A)	38 (F)	96 (A)
26 (G)	96 (A)	26 (G)	96 (A)
Not energy efficient - higher running costs 15 (G)	96 (A)	Not environmentally friendly - higher CO ₂ emissions 15 (G)	96 (A)



Total area: approx. 102.1 sq. metres (1099.0 sq. feet)

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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