



**West Hill Close, Great Denham, Bedford, MK40 4RY**  
**£380,000 Freehold**



An excellent opportunity to acquire this stunning 3 bedroom detached family home tucked away in this quiet cul de sac in the highly sought after village of Great Denham. This superb property offers spacious living accommodation across two floors including a welcoming entrance hall with a cloakroom. There is a light and airy lounge to the right leading through to a stunning, recently built garden room with French doors leading out to the garden. Across the hallway you will find a fantastic kitchen/dining room with a door leading through to the utility room. Upstairs the property benefits from three well proportioned sized bedrooms with fitted wardrobes and an en suite to the master bedroom and a well presented family bathroom. On the outside there is an enclosed rear garden, laid to lawn with a paved patio seating area perfect for entertaining and gated side access. To the front of the property there is an artificial lawn area and a car port driveway to the side of the property. Being just a short walk to local schools, shops and the Great Denham Country Park, this superb property makes the ideal family home.



Entrance Hall

WC

Lounge

17'9 x 10'10 (5.41m x 3.30m)

Garden Room

13'6 x 10'10 (4.11m x 3.30m)

Kitchen/Diner

17'9 x 10'4 (5.41m x 3.15m)

Utility

5'8 x 5'5 (1.73m x 1.65m)

Landing

Master Bedroom

11'4 x 10'1 (3.45m x 3.07m)

Ensuite

Bedroom 2

10'10 x 9'8 (3.30m x 2.95m)

Bedroom 3

9'1 x 7'5 (2.77m x 2.26m)

Bathroom

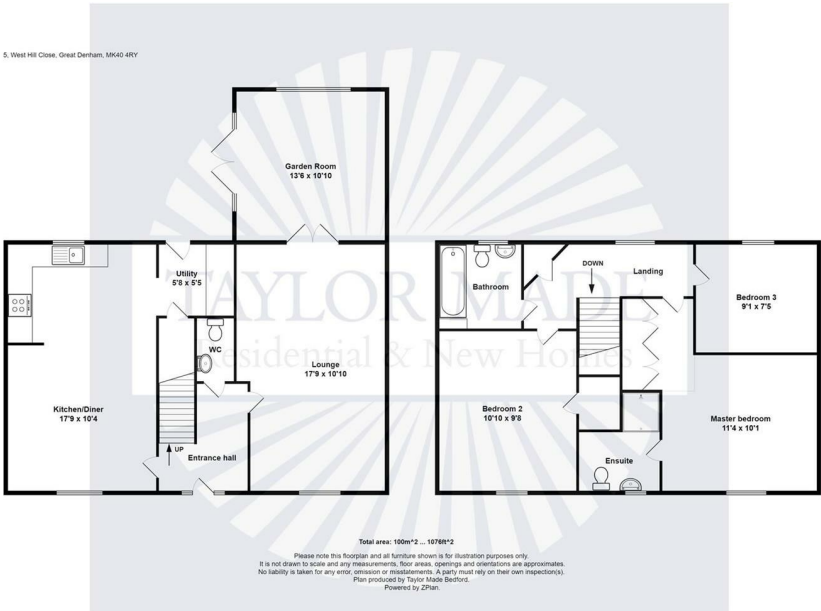
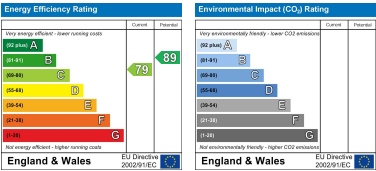
Great Denham

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.

Great Denham Service Charges

Open Space Management Charge £60pa

Council Tax: E



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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