



Garyn Lane, Great Denham, Bedford, MK40 4WJ £575,000 Freehold



Presented in Show Home condition throughout and with many upgrades from the original specification this superb 4 bedroom 'Holden' house type is a perfect example of a spacious family home.

Located in a cul de sac location with open aspects to the front overlooking the country park we highly recommend early viewings to fully appreciate the many benefits.

The accommodation comprises of, Entrance hall with newly fitted part glazed internal doors, study with built in storage, Living Room with feature media wall and bay window overlooking the open aspects to the front and a spacious kitchen/family/dining room with walk in bay leading out to the rear garden.

The ground floor also benefits from a guest cloakroom and a useful utility room with door to the back garden.

On the first floor all the bedrooms are double bedrooms and have the benefit of fitted wardrobes and the master bedroom has an en suite shower room. The family bathroom has a 4 piece suite including a separate shower cubicle.

Externally the front garden has been recently re-layed with a resin bond finish and the fully enclosed rear garden has a variety of entertainment areas with extensive patio paving and there is an artificial lawn centre piece. There are also power points and an outside tap servicing the outside areas.

The detached single garage has power and light as well as a personnel door into the garden, there is further parking for at least two cars on the private driveway



Entrance Hall

Living Room

18'9 x 12'2 (5.72m x 3.71m)

Study

9'5 x 7'8 (2.87m x 2.34m)

Cloakroom

5'2 x 4'11 (1.57m x 1.50m)

Kitchen/Dining/Family Area

20'4 x 11'3 (6.20m x 3.43m)

Utility Room

8'4 x 5'2 (2.54m x 1.57m)

Landing

Master Bedroom

13' x 12'1 (3.96m x 3.68m)

Ensuite

4'6 x 7'1 (1.37m x 2.16m)

Bedroom 2

12'5 x 10'1 (3.78m x 3.07m)

Bedroom 3

13'4 x 9'5 (4.06m x 2.87m)

Bedroom 4

10'2 x 7'5 (3.10m x 2.26m)

Bathroom

8'8 x 7'7 (2.64m x 2.31m)

Front & Rear Garden

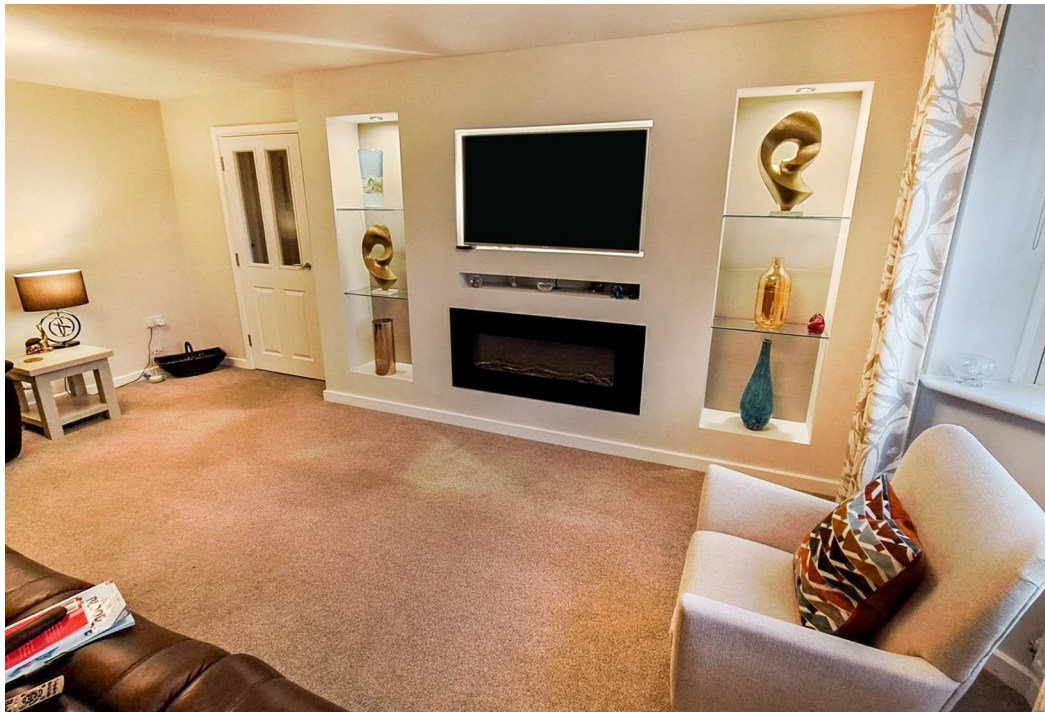
Single Detached Garage

Great Denham

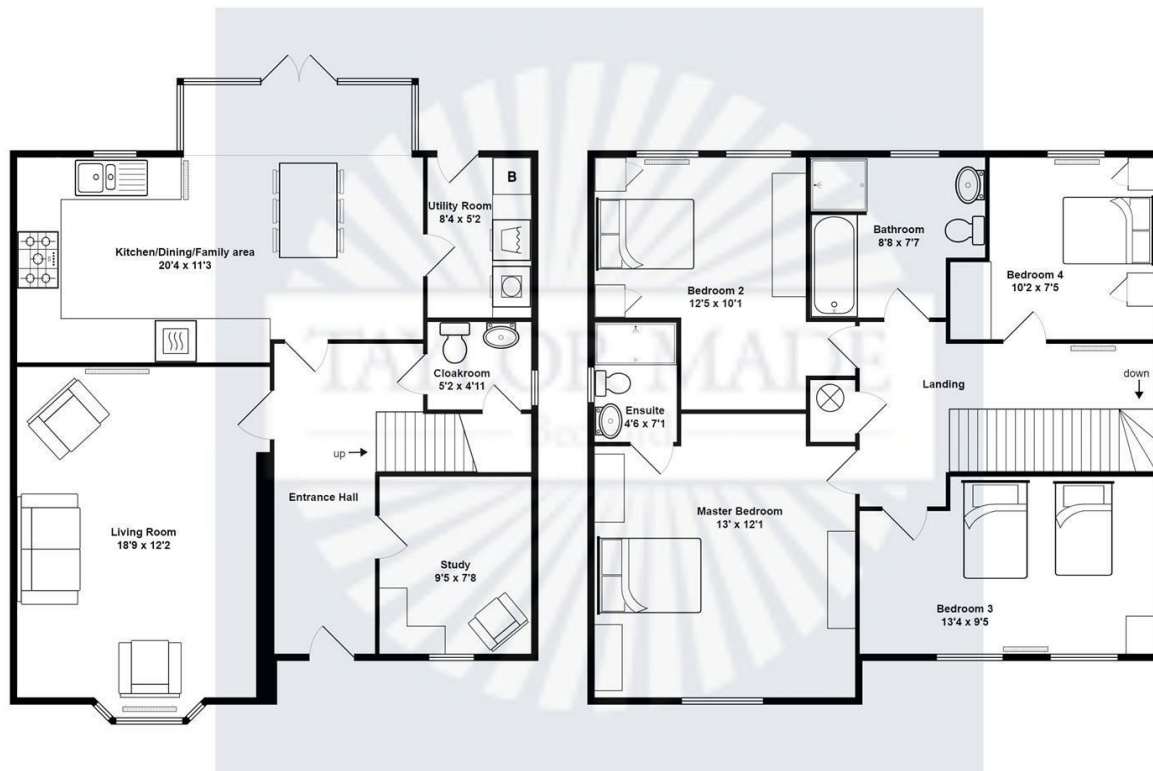
Great Denham is situated just 2 miles from Bedford Town Centre. This sought after village boasts many local amenities including a bistro, takeaway, dentist, vets, pharmacy, supermarkets, salon, estate agents and the added bonus of good schooling facilities with the local school having an outstanding 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

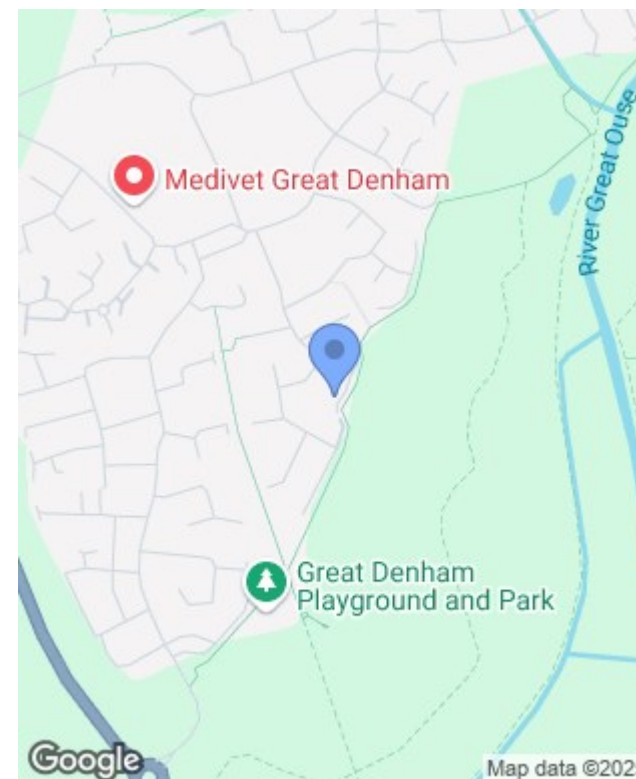






Please note this floorplan and all furniture shown is for illustration purposes only. It is not drawn to scale and any measurements, floor areas, openings and orientations are approximates. No liability is taken for any error, omission or misstatements. A party must rely on their own inspection(s). Plan produced by Taylor Made Bedford. Powered by ZPlan.

Bedford Borough : F



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		93	(92 plus) A		
(81-91) B	84		(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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 2023.




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