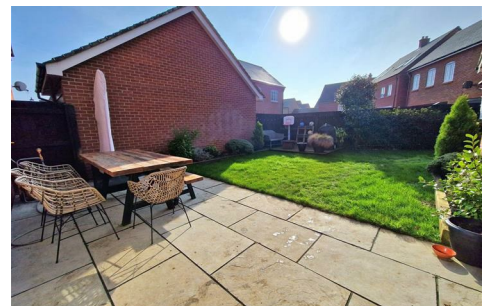
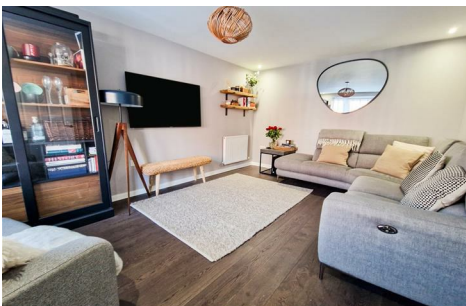




Rowan Close, Great Denham, Bedford, MK40 4SJ
Guide price £465,000 Freehold



A beautifully presented 4 bedroom link detached family home, ideally located in the popular village the Great Denham just a short walk from the Country Park. As you step inside you will find that the property is presented in show home condition throughout, offering spacious living accommodation across two floors. There is a light and welcoming entrance hall with a modern cloakroom, a large bay fronted lounge and an immaculately presented kitchen/diner to the rear of the property with fitted appliances & French doors leading out to the garden. Upstairs you will find a superb master bedroom with fitted wardrobes and a stylish ensuite, an impressive 2nd bedroom also boasting an en suite, a further two generously sized bedrooms and a family bathroom. Outside there is a beautifully landscaped south facing enclosed rear garden with a paved patio seating area, perfect for entertaining and an versatile summer house with power & lighting. To the front there is a neatly maintained front garden and a large driveway/carport with an electric car charger point leading up to a single detached garage. Being just a short distance from local amenities & schools, this stunning property would make the ideal family home.

Entrance Hall

WC

Lounge

17'7 x 11'5 (5.36m x 3.48m)

Kitchen/Diner

19'5 x 12'7 (5.92m x 3.84m)

Stairs to First Floor

Landing

Bedroom 1

16'0 x 14'3 (4.88m x 4.34m)

En Suite

Bedroom 2

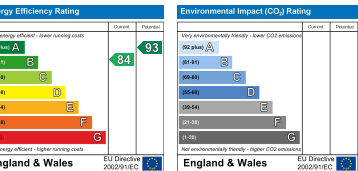
18'2 x 10'1 (5.54m x 3.07m)

En Suite

Bedroom 3

11'3 x 10'3 (3.43m x 3.12m)

Council Tax: Bedford Borough 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.



Bedroom 4
10'2 x 7'10 (3.10m x 2.39m)

Rear Garden

Summer House
12'4 x 6'4 (3.76m x 1.93m)

Garage & Driveway

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 Area Charge £60pa
Management Company Charge - approximately £120 per annum



GROUND FLOOR
Rowan Close, Great Denham, MK40 4SJ
Total Area: 127.0 m² ... 1367 ft²
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 approximate.
No liability is taken for any error, omission or misstatements. A party must rely on their own inspection(s).
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