



Edith Avenue, Great Denham, Bedford, MK40 4SL Offers over £550,000 Freehold



Taylor Made are delighted to present this stunning 4 bedroom detached executive home ideally situated in this cul de sac position overlooking the country park in Great Denham. The property is presented in fantastic decorative order throughout, offering spacious living accommodation across two floors. On the ground floor the property has a light and airy entrance hall with storage space, WC, study, a spacious lounge and a beautiful kitchen/diner with integrated appliances and utility room. On the first floor you have the benefit of 4 double bedrooms all with built in wardrobes, an en suite to the master bedroom and an impressive family bathroom. Outside, there is a south-westerly facing garden with artificial turf and decking area, a garage which can be used as study, gym or for parking, a driveway for two cars and visitor parking available. Internal viewing is strongly recommended.



Entrance Hall

Study

9'5 x 9'4 (2.87m x 2.84m)

WC

Sitting Room

18'0 x 14'3 (5.49m x 4.34m)

Utility

Kitchen

12'11 x 12'6 (3.94m x 3.81m)

Dining Room

13'5 x 9'1 (4.09m x 2.77m)

First Floor Landing

Bathroom

Bedroom 1

19'3 x 14'0 (5.87m x 4.27m)

Ensuite

Bedroom 2

16'8 x 14'0 (5.08m x 4.27m)

Bedroom 3

12'6 x 12'2 (3.81m x 3.71m)

Bedroom 4

12'5 x 11'5 (3.78m x 3.48m)

Garden

Garage

Driveway

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.

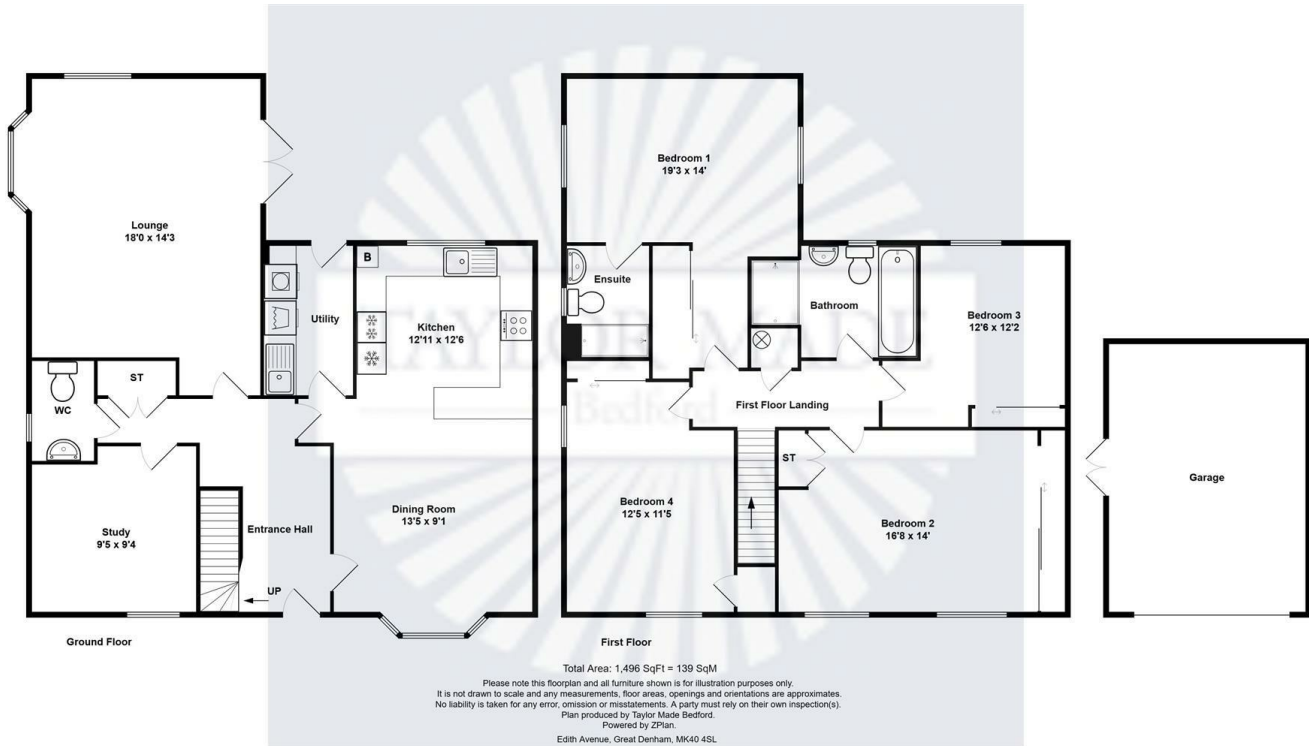
Great Denham Service Charges

First Port Charge £53.96 every 6 months

Open Space Management Charge £60pa







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.





Taylor Made Residential Limited
Taylor House, Roman Gate, Saxon Way, Great Denham, Bedford, MK40 4FU



01234 302043



bedford@taylormadeproperties.co.uk
www.taylorlandandpropertygroup.co.uk

Company Registration: 10726223 VAT Number: 268 8165 58

