

# Kingswood Way, Great Denham, Bedford, MK40 4GH Offers over £350,000 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 with built in units 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 fitted wardrobes & ensuite and on the top floor, a further 2 double bedrooms and a modern family bathroom. Outside there stylishly landscaped rear garden, perfect for entertaining and gated access leading through to 2 allocated car parking spaces in a parking courtyard. 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.

#### **Entrance Hall**

WC

## Bedroom 4/Study

9'3 x 6'1 (2.82m x 1.85m)

# Kitchen/Dining/Family Room

21'4 (max) x 12'10 (6.50m (max) x 3.91m)

# **First Floor Landing**

## **Sitting Room**

12'10 x 9'6 (3.91m x 2.90m)

#### Bedroom 1

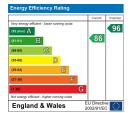
12'10 x 10'2 (3.91m x 3.10m)

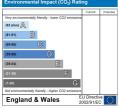
#### Ensuite

### **Second Floor Landing**

## Council Tax: Bedford E







#### Bedroom 2

12'10 x 11'6 (3.91m x 3.51m)

## Bedroom 3

12'10 x 9'1 (max) (3.91m x 2.77m (max))

#### Garden

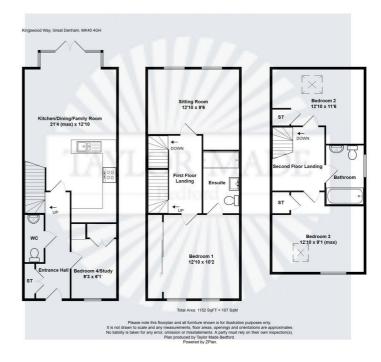
# 2 Allocated Parking Spaces

#### **Great Denham**

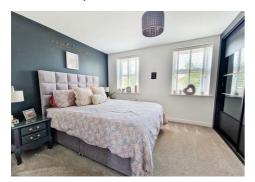
Great Denham is situated just 2 miles from Bedford Town Centre. This sought after village boasts many local amenities including a bistro, takeaway, dentist, vets, pharmacy, supermarkets, salon, estate agents and the added bonus of good schooling facilities with the local school having an outstanding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

## **Management Charge**

Parking Courtyard Charge - £484 per annum



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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