



**Hovingham Drive, Great Denham, Bedford, MK40 4WL**  
**Price £250,000 Leasehold**



A stunning 2 double bedroom maisonette ideally positioned in this quiet location of Great Denham. Presented in show home condition, this superb property offers spacious living accommodation throughout and has undergone various upgrades & improvements by the current owners including Hillarys fitted blinds throughout. Internally the property offers its own entrance hall with a built in storage cupboard and stairs leading up to a generous sized landing. A doorway then leads through to a beautifully presented and larger than average open planned kitchen/diner/living room with dual aspect windows to the front and rear and a modern kitchen with plenty of space for entertaining. Along the inner hallway you will find a useful storage cupboard with fitted shelves, an immaculately presented 3 piece family bathroom and 2 generous sized double bedrooms, both with recently laid carpets and fitted wardrobes to the master bedroom. The outside the property benefits from 2 allocated parking spaces and access to a bike/storage shed and bin shed. Being just a short walk to local shops, schools and 1 minute walk to the Great Denham Country Park & outdoor areas, this stylish maisonette would make an ideal first purchase or investment buy.



Entrance Hall

Landing

Lounge

13'6 x 13'2 (4.11m x 4.01m)

Kitchen/Diner

11'1 x 10'2 (3.38m x 3.10m)

Inner Hallway

Bedroom 1

12'2 x 10'1 (3.71m x 3.07m)

Bedroom 2

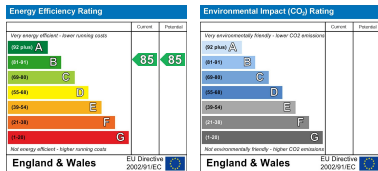
10'16 x 10'1 (3.05m x 3.07m)

Family Bathroom

2 Allocated Parking Spaces

Bike & Bin Stores

Council Tax: Bedford Borough C



## Great Denham

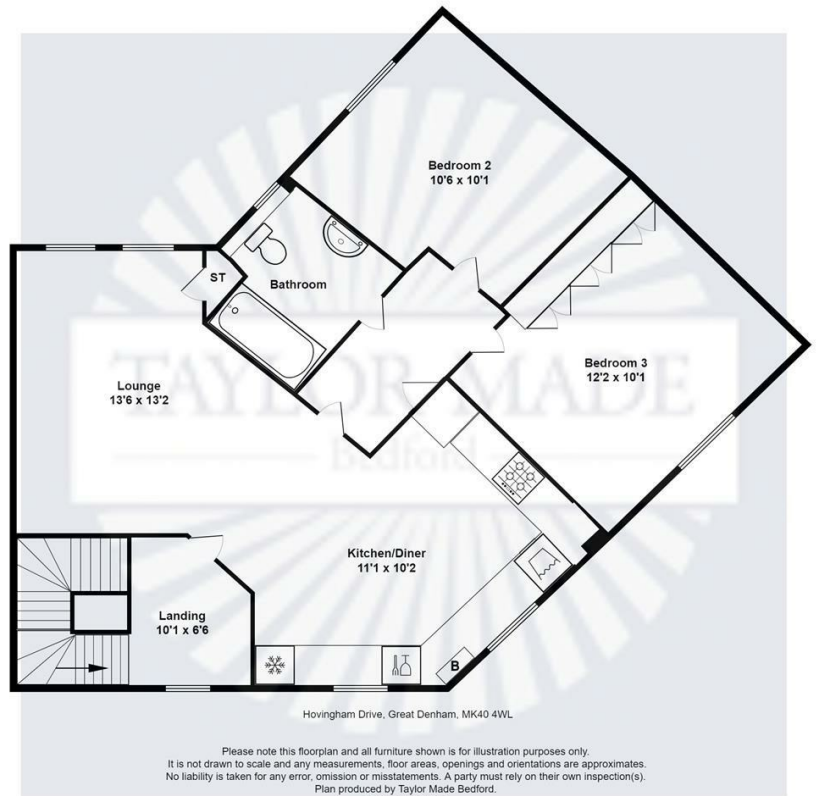
Great Denham is situated just 2 miles from Bedford Town Centre. This sought after village boasts many local amenities including a bistro, takeaway, dentist, vets, pharmacy, supermarkets, salon, estate agents and the added bonus of good schooling facilities with the local school having an outstanding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

Lease - 991 Years Remaining

Ground Rent - £215.00 Per Year

Service Charge - £917.00 Per Year split across two 6 month payments



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.



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

