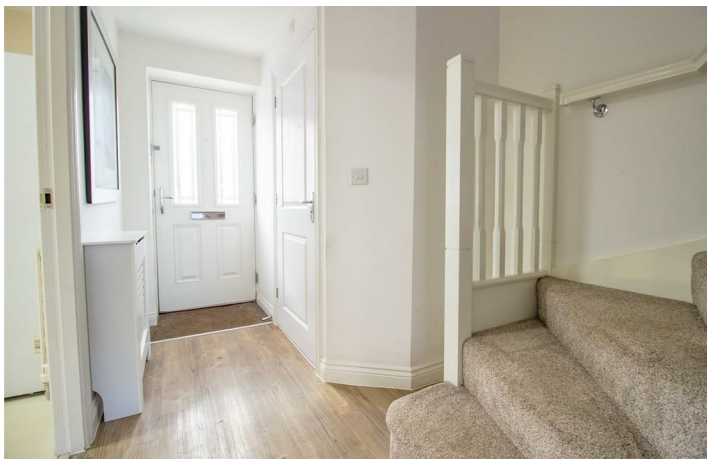




TAYLOR MADE
RESIDENTIAL LIMITED

Specialists in the Sale of Residential Properties



38 Cantley Road, Great Denham, Bedford, MK40 4RX
£330,000 Freehold

Taylor House, Roman Gate Saxon Way, Great Denham, Bedford, MK40 4FU
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A superb four double bedroom semi-detached townhouse in wonderful condition, boasting spacious, open plan living arranged over 3 storeys. Featuring a large lounge/dining room, modern kitchen, cloakroom, 4 double bedrooms with a contemporary ensuite to the master, family bathroom, front and rear gardens and a driveway, this home has everything the modern family could need. This property is situated in the popular location of Great Denham with an array of amenities on your doorstep including a supermarket, hairdressers, café, vets, schools and more!

Entrance Hall

A welcoming entrance hall with wooden flooring, a radiator, stairs to first floor landing and a door to:



Cloakroom

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White suite comprising a low level W/C, pedestal wash basin with taps & tiled splashbacks, radiator, extractor fan.



Kitchen/Breakfast Room

101 x 8' (3.07m x 2.44m)

A superb modern kitchen with a stainless steel 1.5 inset sink with mixer tap, integrated cooker with gas hob and fitted extractor hood over, space for fridge freezer, dishwasher & washing machine, matching base & eye level units, concealed gas boiler, radiator and a UPVC double glazed sash window to the front aspect.

Lounge/Dining Room

207 x 151 (6.27m x 4.60m)

A spacious lounge/dining room with a UPVC double glazed bay window to the rear aspect with French patio doors leading to the garden, wooden flooring, 2 radiators and a built in under-stairs storage cupboard.



Landing

Radiator, stairs to second floor landing, doors to:

Master Bedroom

152 x 121 (4.62m x 3.68m)

A light and airy master with 2 UPVC double glazed windows to the rear aspect, radiator and a door to ensuite.



Ensuite

A white suite comprising a low level W/C, pedestal wash basin with mixer tap, shower cubicle with mains shower attachment, tiled splashbacks, radiator and extractor fan. Doors to master bedroom and landing.





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Bedroom 3

153 x 96 (4.65m x 2.90m)

A large bedroom with 2 UPVC double glazed sash windows to the front aspect, radiator and wooden flooring.



Landing 2

Access to loft, door to airing cupboard housing hot water cylinder. Door to storage cupboard.

Bedroom 2

151 x 11'11" (4.60m x 3.63m)

A spacious double bedroom with 2 UPVC double glazed windows to the rear aspect and a radiator.



Bedroom 4

147 x 89 (4.45m x 2.67m)

A generous fourth bedroom with UPVC double glazed sash window to the front aspect & radiator.



Family Bathroom

A beautifully presented bathroom suite with a panelled bath, mixer taps & shower attachment, pedestal wash basin with mixer tap, low level W/C, tiled splashbacks, built in storage cupboard, radiator, UPVC double glazed frosted sash window to front aspect, extractor fan, shaver points.



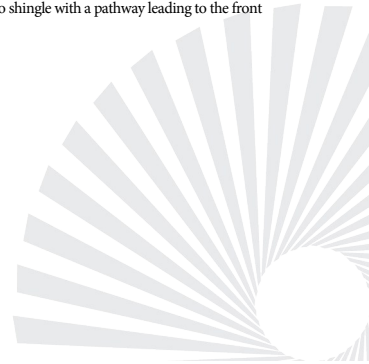
Rear Garden

A good size rear garden enclosed by fencing with shrubs to border, paved patio seating area, lawn areas, outside tap, storage shed and gated access to the front.



Front Garden

A neatly maintained front garden with hedgerow to the front, laid to shingle with a pathway leading to the front door. Driveway to the side of the property providing parking.





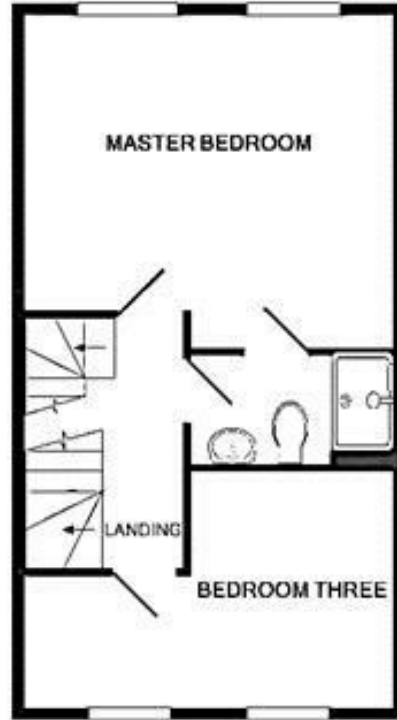
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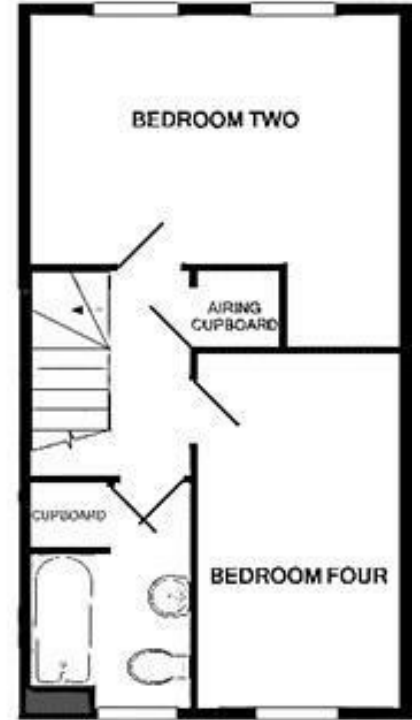
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GROUND FLOOR



1ST FLOOR



2ND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		87	94
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

