



King Alfred Way, Great Denham, Bedford, MK40 4SH
Offers in excess of £375,000 Freehold



A superbly presented and exceptionally spacious 3/4 bedroom semi detached townhouse offered for sale with no upward chain and is situated in a prime location within the sought after area of Great Denham. The versatile accommodation is spread over 3 floors and briefly comprises of entrance hall, study/bed 4 and spacious kitchen/dining/family room on the ground floor, the first floor comprises of landing, spacious Living Room, large double bedroom with fitted wardrobes and a family bathroom. On the second floor there is another large double master bedroom with en-suite shower room and fitted wardrobes and another third large double bedroom also with fitted wardrobes. Externally the property has a fully enclosed decked rear garden which has gated access to the two allocated parking spaces.

Internal viewing is highly recommended.

Entrance Hall with Storage Cupboard

Cloakroom

Study/Bedroom 4

8 x 6'6 (2.44m x 1.98m)

Kitchen/Family/Dining Room

24'3 x 13'3 max (7.39m x 4.04m max)

Stairs to First Floor Landing

Living Room

13'3 x 11'1 (4.04m x 3.38m)

Bedroom 3

13'3 x 9'11 (4.04m x 3.02m)

Bathroom

7 x 6'1 (2.13m x 1.85m)

Stairs to Second Floor Landing

Master Bedroom

13'3 x 11'2 (4.04m x 3.40m)

En Suite

6'10 x 5'4 (2.08m x 1.63m)

Bedroom 2

13'3 x 10'1 (4.04m x 3.07m)

Fully Decked Rear Garden

Two 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.

Service Charges

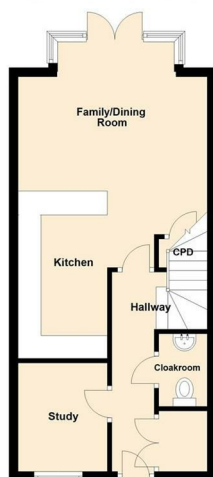
Open Space Management Charge £60pa
£194pa for Parking Courtyard

Council Tax: Bedford Borough E



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Maximum	Current	Maximum
Very energy efficient - lower running costs 94-100 A	84-94 B	Very environmentally friendly - lower CO ₂ emissions 92-100 A	82-92 B
84-94 B	74-84 C	82-92 B	72-82 C
74-84 C	64-74 D	72-82 C	62-72 D
64-74 D	54-64 E	62-72 D	52-62 E
54-64 E	44-54 F	52-62 E	42-52 F
44-54 F	34-44 G	42-52 F	32-42 G
34-44 G	Not energy efficient - higher running costs 1-33 G	Not environmentally friendly - higher CO ₂ emissions 1-41 G	1-41 G
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

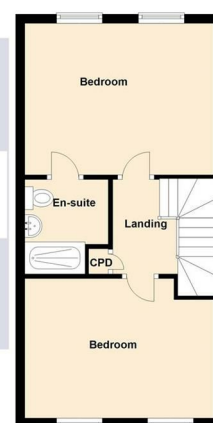
Ground Floor
Approx. 37.7 sq. metres (405.4 sq. feet)



First Floor
Approx. 35.8 sq. metres (384.9 sq. feet)



Second Floor
Approx. 35.8 sq. metres (384.9 sq. feet)



Total area: approx. 109.2 sq. metres (1175.2 sq. feet)

Please note this floorplan is illustrative purposes only. It is not drawn to scale and any measurements, floor areas, openings and orientation are approximates. No liability is taken for any error, omission or misstatements. A party must rely on their own inspections. Plan produced by Taylor Made Bedford. Powered by PlanUp.

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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