



**Connells**

Archer Street  
Great Denham Bedford



### Property Description

\*\*\*BRAND NEW CONDITION  
THROUGHOUT\*\*\*

\*\*\*CHAIN FREE\*\*\*

Connells are delighted to offer for sale this immaculately presented 3 bedroom semi-detached property located on a no through road within Great Denham. This property boasts an entrance hall, downstairs W/C, kitchen/diner, lounge, 3 double bedrooms, ensuite to the master and family bathroom. Externally there is an enclosed rear garden and ample off road parking.

Great Denham area provides the perfect balance for family living, Other great benefits include a short walk to Great Denham Park, Great Denham Golf Village, Sainsburys Local, The Eatery Cafe, a couple of good named charity shops, medical centre, pharmacy, a Community Hall and Great Denham Primary School. Set a short distance from the A421 and only minutes away from the M1 Motorway and other key transport links including the A1.

A viewing of this property is highly advised to appreciate the internal space that it has to offer.

**Entrance Hall**

**Cloakroom**

**Lounge**

15' 1" x 12' 3" ( 4.60m x 3.73m )

**Kitchen/diner**

15' 7" x 12' 3" ( 4.75m x 3.73m )

**First Floor**

**Landing**

**Bedroom One**

12' x 9' 11" ( 3.66m x 3.02m )

**Ensuite**

**Bedroom Two**

10' 10" x 8' 1" ( 3.30m x 2.46m )

**Bedroom Three**

7' 6" x 7' 5" ( 2.29m x 2.26m )

**Bathroom**

**External**

**Rear Garden**

**Parking**







To view this property please contact Connells on

**T 01234 345 303**  
**E [bedford@connells.co.uk](mailto:bedford@connells.co.uk)**

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BEDFORD MK40 1LN

**EPC Rating: B**

Tenure: Freehold

**view this property online [connells.co.uk/Property/BED310422](https://connells.co.uk/Property/BED310422)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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