



**Connells**

Wessex Close  
Great Denham Bedford



# Wessex Close Great Denham Bedford MK40 4RS

for sale  
**£240,000**



## Property Description

Tucked away in a quiet cul-de-sac within the highly sought after Great Denham village, this spacious two bedroom coach house is a true gem with the added bonus of having a single garage.

Upon entering, you'll find a staircase leading you to the accommodation, which is all conveniently situated on one level. The spacious living room offers plenty of natural light and includes a handy storage cupboard. Both bedrooms are doubles and there is an en-suite to the Master bedroom. The kitchen boasts a full range of integrated appliances, ideal for cooking and entertaining, while the contemporary three piece family bathroom completes the accommodation. There is also a single garage with power. The current sellers are offering the property chain free.



## Lounge

17' 2" x 13' ( 5.23m x 3.96m )

## Kitchen

8' 8" x 6' 1" ( 2.64m x 1.85m )

## Bedroom One

13' x 8' 4" ( 3.96m x 2.54m )

## Ensuite

## Bedroom Two

9' 2" x 8' 6" ( 2.79m x 2.59m )

## Bathroom

## Agents Note

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved



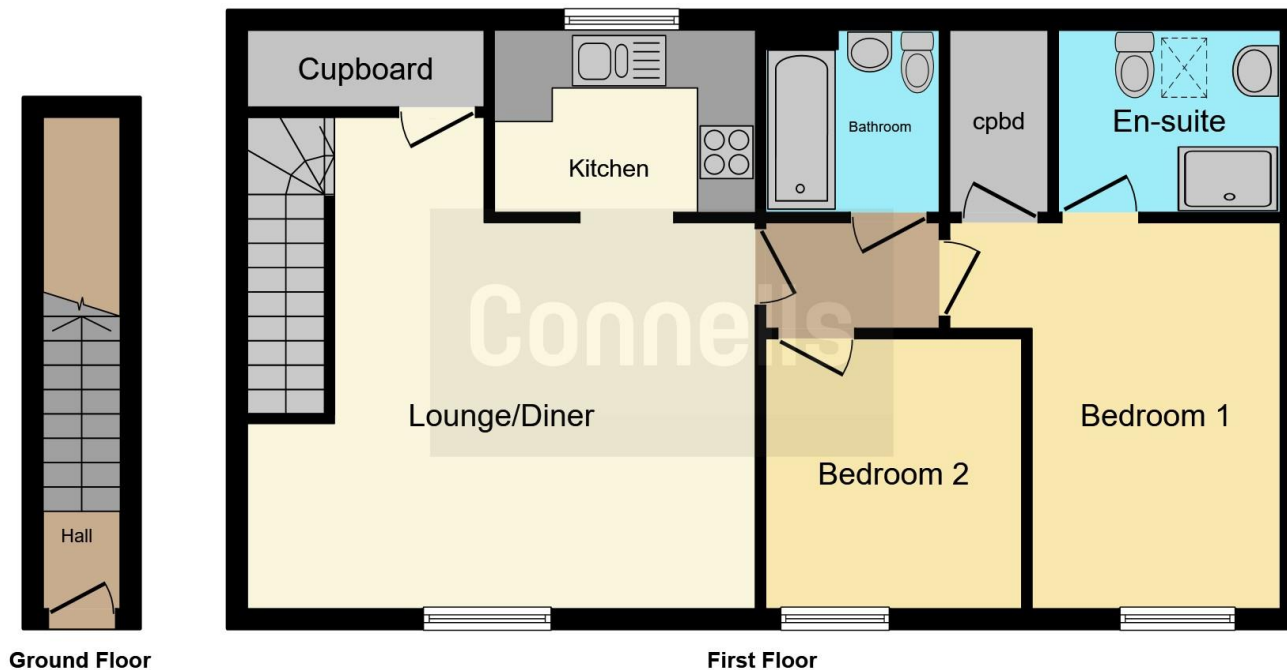












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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42 Allhallows  
 BEDFORD MK40 1LN

EPC Rating: C Council Tax  
 Band: C

Tenure: Freehold

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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.

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