



22 Rowan Close, Great Denham, Bedford, MK40 4SJ



22 Rowan Close
Great Denham
Bedford
MK40 4SJ

Price £375,000

Immaculate home with views
over Great Denham Country
Park...

Semi-detached home

Beautifully presented throughout

Three floors

Versatile layout

Spacious kitchen

Three bedrooms

En suite to master

Family bathroom

Garage and driveway

South facing garden

Freehold



- Council Tax Band D
- Energy Efficiency Rating B

With a wide range of local amenities and convenient transport links close by...



Lane and Holmes are delighted to offer for sale this immaculately presented three storey home on Rowan Close in Great Denham, close to a wide range of local amenities and providing a versatile layout for a growing family.

The ground floor provides an entrance hall with a WC which leads into the beautifully fitted kitchen boasting many integrated appliances. The living/dining room is to the rear of the property offering ample space for dining and relaxing all year round with large patio doors to the garden.

The first floor has two double bedrooms and a spacious family bathroom with a separate bath and shower. Moving to the third floor there is an impressive master suite with fitted wardrobes and an en suite shower room.

Outside there is a long driveway at the side leading to a single garage with an electric supply. The rear garden has been landscaped and is of a southerly aspect, incorporating a patio area, lawn and space for outside entertaining.

Further benefits include double glazing and gas fired central heating and the property is being sold by the original owner, having been bought from brand new in 2016.

We are informed by the seller that there is a charge of circa £130 per annum for maintenance of the communal areas on the estate.

Great Denham offers a country park, a doctors' surgery, bus routes in to Bedford, a Primary School and a day nursery. A Sainsbury's Local and other local shops are close by and remarkably convenient access is available to the A1, M1 and Milton Keynes via the Western bypass which also links directly to the A6 north of Bedford. Bedford's mainline station offers fast and frequent services to the capital and beyond.



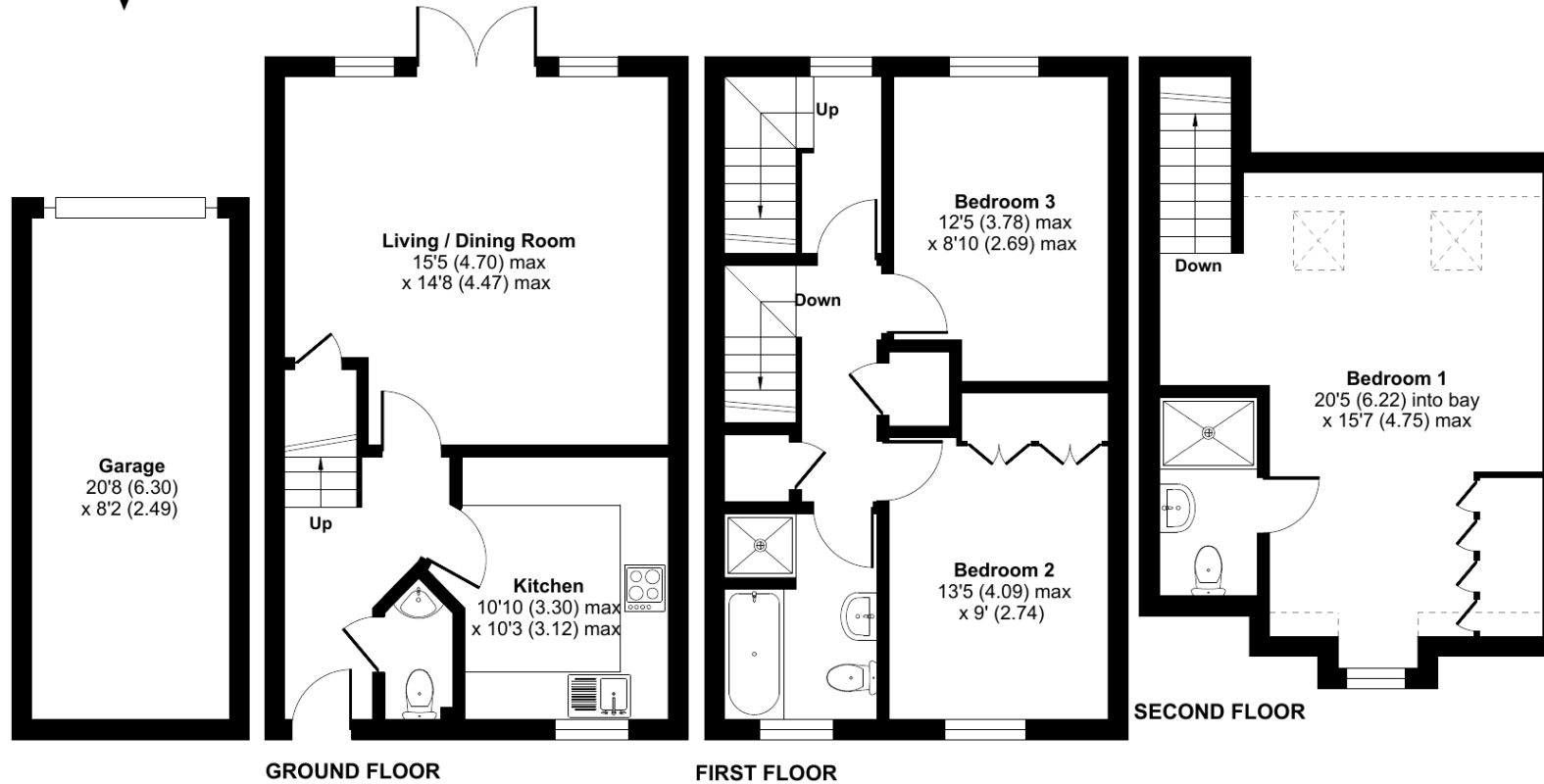
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Approximate Area = 1123 sq ft / 104.3 sq m (excludes garage)

Limited Use Area(s) = 21 sq ft / 2 sq m

Total = 1144 sq ft / 106.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Lane & Holmes. REF: 1195830



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Agents Notes: The agent has not tested any apparatus, equipment, fixtures & fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. All photographs shown are for illustration only and may depict items that are not for sale or included in the sale of the property. Please note that we have not checked the situation with regards to planning consents, building regulation consents and any other relevant consent relating to this property and therefore, any interested applicant should carry out their own enquiries with the appropriate authorities. All measurements are approximate and for guidance only. The particulars do not form part of any contract and all properties are offered subject to contract.

