



13 Great Portway, Great Denham, Bedford, MK40 4GA



13 Great Portway
Great Denham
Bedford
MK40 4GA

Price £625,000

Well presented detached
family home in a popular
development...

One minute walk from a school rated
"Outstanding" by Ofsted

Detached home

Cloakroom

Living room

Dining room and conservatory

Study/office

Four bedrooms

Two bath/shower rooms

Gas central heating

Double garage (part converted)

Gardens

Freehold

- Council Tax Band F
- Energy Efficiency Rating C



In excellent order throughout and offering spacious accommodation over two floors...



We are very pleased to bring to the market this well presented and maintained detached family home set in the sought after Great Portway, in Great Denham.

The property is offered in excellent order throughout and offers spacious accommodation over two floors.

On the ground floor, there is living room to the front with a feature fireplace. The separate dining room is currently used as a play room and offers access to a PVCu conservatory overlooking the garden. For those who work from home, there is a study/office. The kitchen is a particular feature and offers a range of modern units and there is space for a dining table for those wishing to eat in the kitchen. There is also a utility space and a cloakroom.

On the first floor there is an impressive master bedroom with a wardrobe area and a modern en suite. There are three further bedrooms and a well fitted family bathroom.

The property has double glazing, gas central heating and benefits from underfloor heating in the kitchen and conservatory. There is also potential for underfloor heating in the upstairs bathroom.

Outside there is off road parking to the front along with a garden area. The property originally had a double garage, but part of this has been utilised for the utility area although approximately one and half garages remain. The rear garden is laid mainly to lawn with some shrubs and plants.

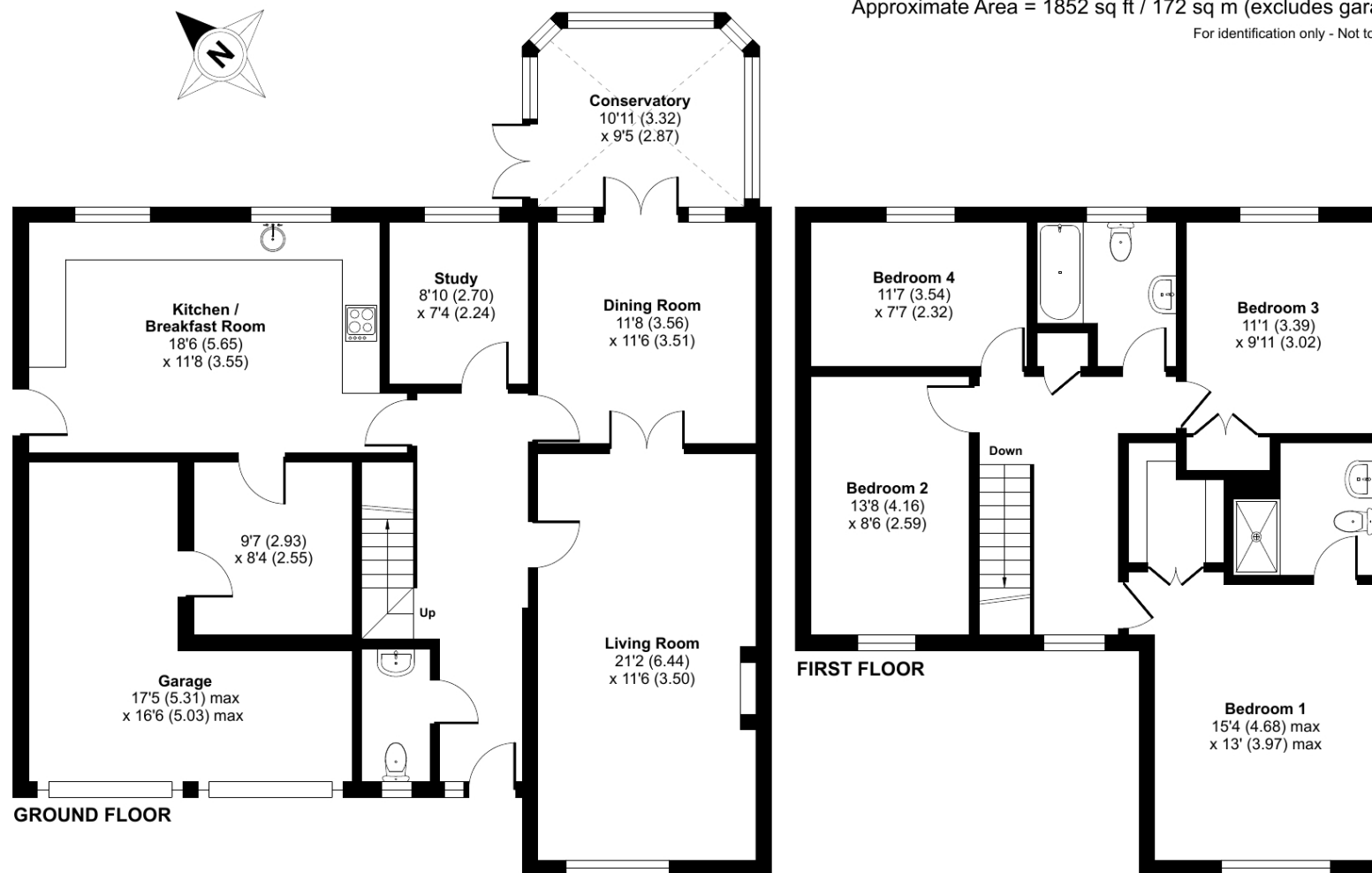
Great Denham offers a country park, a doctors' surgery, bus routes in to Bedford, a Primary School and a day nursery. A Sainsbury's Local and other local shops are close by and remarkably convenient access is available to the A1, M1 and Milton Keynes via the Western bypass which also links directly to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



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Approximate Area = 1852 sq ft / 172 sq m (excludes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Lane & Holmes. REF: 1299324



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