



Saxon Way, , Great Denham, MK40 4GP
£399,995 Freehold



A superb 3/4 bedroom Brand new family home featuring a family/dining room at the rear of the home with French doors onto the enclosed rear garden offering an ideal space to relax and entertain. At the front of the home is a modern kitchen with integrated appliances and study/Bed 4. On the first floor you'll find a Living room and the main bedroom with en-suite. Two more double bedrooms, and bathroom can be found on the top floor. The property also features 2 parking spaces side-by-side.

5% DEPOSIT PAID AND CHOICE OF FLOORING

This property is nearing completion and can be viewed internally

Hall

Family/Dining Room

13'7 x 14'11 (4.14m x 4.55m)

Kitchen

10' x 10' (3.05m x 3.05m)

Study

7'10 x 6'5 (2.39m x 1.96m)

Utility

WC

First Floor Landing

Bedroom 1

13'7 x 11'9 (4.14m x 3.58m)

Ensuite

6' x 6'4 (1.83m x 1.93m)

Lounge

13'7 x 10'11 (4.14m x 3.33m)

Second Floor Landing

Bedroom 2

13'7 x 13'3 (4.14m x 4.04m)

Bedroom 3

13'7 x 11' (4.14m x 3.35m)

Bathroom

6'6 x 5'11 (1.98m x 1.80m)

Enclosed rear garden

2 Allocated Parking Spaces

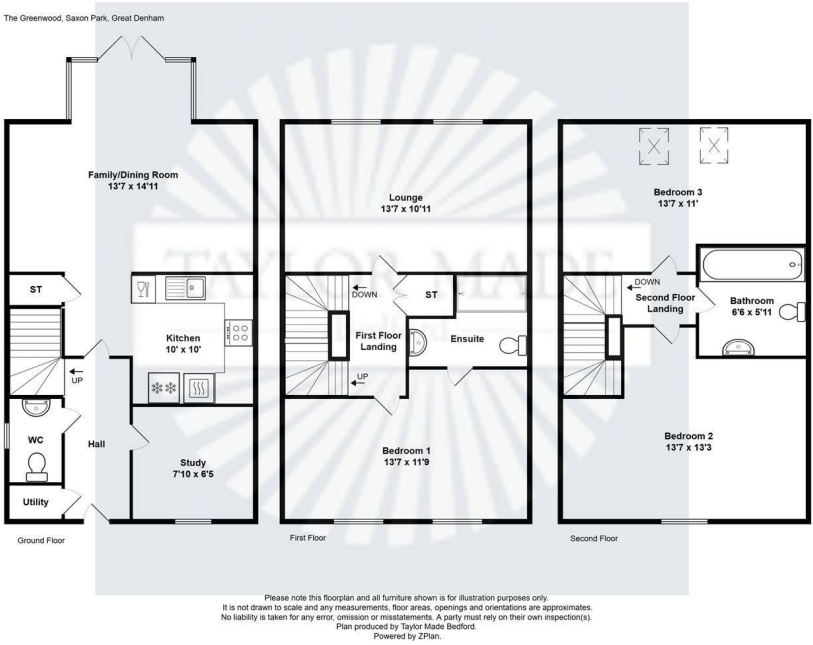
Great Denham

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.

Council Tax: TBA New Build



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Maximum	Very environmentally friendly - lower CO ₂ emissions	Current	Maximum
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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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