Connells

Cantley Road
Great Denham Bedford

# Cantley Road
# Great Denham Bedford MK40 4RX

for sale
**£309,000**

## Property Description

A well-presented three-bedroom semi-detached property situated in the popular and sought-after village of Great Denham, Bedford. Ideally positioned for a range of local amenities and everyday conveniences, this attractive home would make an excellent purchase for first-time buyers, families or investors.

The property is welcomed by an entrance hall, with access to the kitchen positioned to the left. To the rear is a spacious lounge/diner, providing an excellent social and family space, with patio doors opening directly onto the enclosed rear garden. The ground floor is further complemented by a convenient downstairs WC.

To the first floor are three well-proportioned bedrooms, with the principal bedroom benefiting from its own en-suite shower room. There is also a separate family bathroom serving the remaining bedrooms.

Externally, the property benefits from an enclosed rear garden, providing a private outdoor space, along with allocated parking.

The property is ideally located within easy reach of local amenities, supermarkets, doctors' surgeries and dental practices, whilst also offering convenient access to Bedford town centre and surrounding road links.

Viewing is highly advised to fully appreciate the accommodation and location on offer!!

## Entrance Hall

## Downstairs W/C

## Kitchen

## Lounge/Diner

## First Floor

## Bedroom One

## En-Suite

## Bedroom Two

## Bedroom Three

## Family Bathroom

## External

## Enclosed Rear Garden

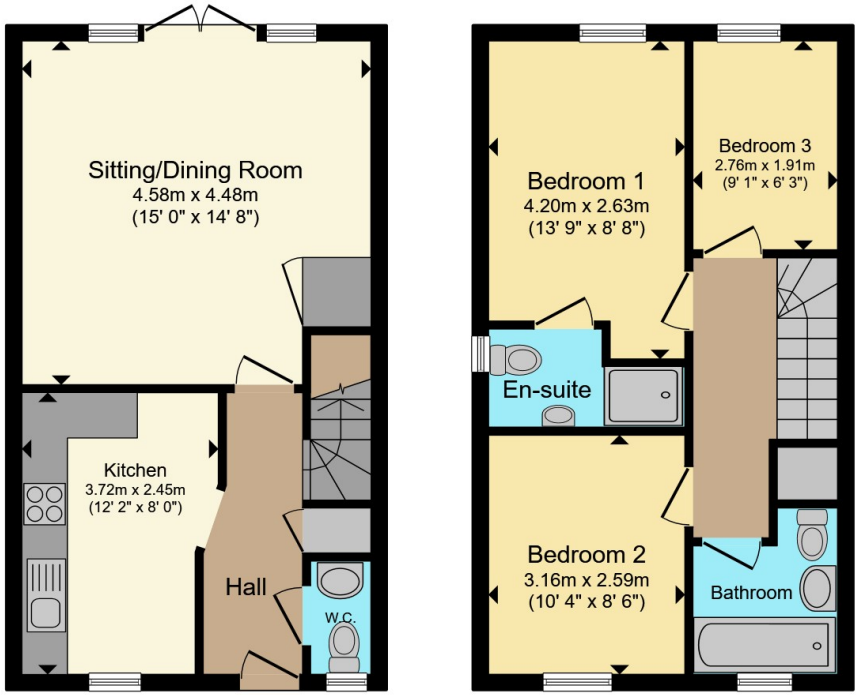
## Allocated Parking

## Agents Note

Please be aware that the information we have about this property is limited. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you especially if you are contemplating travelling some distance to view the property.

Standard Chartered

Mastercrate
0700 088 8881




**Ground Floor** **First Floor**

Total floor area 76.9 m² (828 sq.ft.) approx

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.propertybox.io

Connells

To view this property please contact Connells on

**T 01234 345 303**
**E bedford@connells.co.uk**

42 Allhallows
BEDFORD MK40 1LN

EPC Rating: C

Council Tax
Band: D

Tenure: Freehold

**view this property online connells.co.uk/Property/BED313386**

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

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.