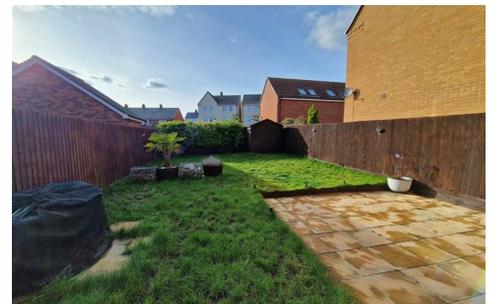




Croxden Gardens, Great Denham, Bedford, MK40 4TS
Guide price £385,000 Freehold



A delightful 3 bedroom family home tucked away in this quiet cul de sac in the highly sought after village of Great Denham. Beautifully presented throughout, this superb property offers spacious living accommodation across 2 levels including a welcoming entrance hall with a modern cloakroom and a light and airy lounge to the right with French doors overlooking the garden. Across the hallway you will find a stunning kitchen/diner with fitted appliances to the kitchen and a door leading through to the utility room & understairs storage cupboard. Upstairs the property benefits from three well proportioned sized bedrooms with plenty of wardrobe space & a stylish en suite to the master bedroom, a convenient built in over stairs storage cupboard in bedroom 2 a spacious 3rd bedroom. Along the landing you will find a modern family bathroom & built in airing cupboard. On the outside the property boasts a larger than average south facing enclosed garden, laid to lawn with a patio seating area perfect for entertaining and useful storage space at the rear of the property. The property also has the added benefit of a carport proving parking for 3 vehicles. Being offered for sale with no upward chain and just a short walk to local schools, shops and the Great Denham Country Park, this stunning property makes the ideal family home.

Entrance Hall

WC

Lounge

17'9 x 10'10 (5.41m x 3.30m)

Kitchen/Diner

17'9 x 10'4 (5.41m x 3.15m)

Utility

5'8 x 5'5 (1.73m x 1.65m)

Stairs to First Floor

Landing

Master Bedroom

11'4 x 10'1 (3.45m x 3.07m)

En Suite

Bedroom 2

10'10 x 9'8 (3.30m x 2.95m)

Bedroom 3

9'1 x 7'5 (2.77m x 2.26m)

Family Bathroom

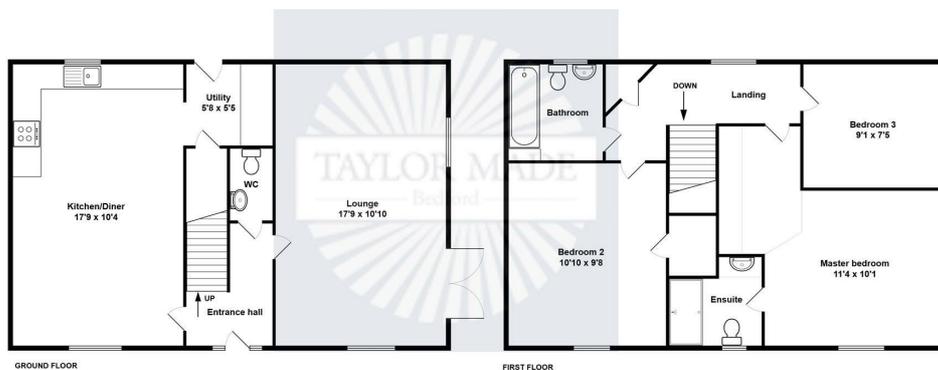
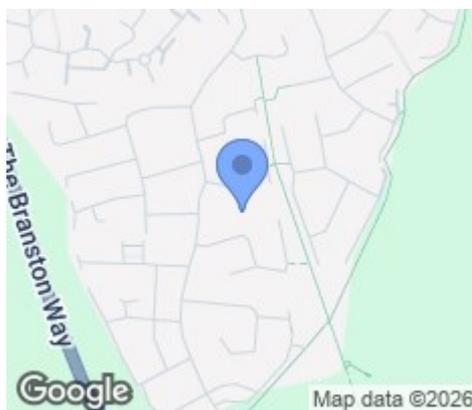
Rear Garden

Carport for 3 Cars

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: Bedford Borough D



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|---------|---|---------|
| Current | Maximum | Current | Maximum |
| Very energy efficient - lower running costs 95 (A) | 95 (A) | Very environmentally friendly - lower CO ₂ emissions 95 (A) | 95 (A) |
| 83 (B) | 95 (A) | 89 (B) | 95 (A) |
| 69 (C) | 95 (A) | 82 (C) | 95 (A) |
| 55 (D) | 95 (A) | 75 (D) | 95 (A) |
| 41 (E) | 95 (A) | 68 (E) | 95 (A) |
| 27 (F) | 95 (A) | 61 (F) | 95 (A) |
| 13 (G) | 95 (A) | 54 (G) | 95 (A) |
| Not energy efficient - higher running costs | 0 (G) | Not environmentally friendly - higher CO ₂ emissions | 0 (G) |

Please note this floorplan and all furniture shown is for illustration purposes only. It is not drawn to scale and any measurements, floor areas, openings and orientations are approximate. No liability is taken for any error, omission or misstatements. A party must rely on their own inspection(s). Plan produced by Taylor Made Bedford. Powered by ZPlan.

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 2026.



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