



Saxon Way, Great Denham, Bedford, MK40 4GP
£400,000 Freehold



A superb 4 double bedroom family home ideally set back from the road overlooking open space to the front in the highly popular village of Great Denham. This fantastic property offers spacious & versatile living accommodation across three floors including a welcoming entrance hall with a cloakroom, an impressive living room with French doors leading out to the garden and across the hallway a family sized kitchen diner. On the first floor you will find bedrooms 3 & 4, both double bedrooms which could easily be used as a second lounge or study and the family bathroom. The light filled landing & staircase then leads you up to an impressive master bedroom with the benefit of a dressing area & en suite and adjacent to this is a large double 2nd bedroom. The outside the property boasts a large west facing rear garden with a door leading into the garage and gated access to an extra allocated parking space. To the front, there is a larger than average front garden with rail surroundings. Being just a short walk to local schools, shops and the Great Denham Country Park, this superb property would make the ideal family home, viewings are highly advised.

Entrance Hall

Lounge

16'3 x 13'1 (max) (4.95m x 3.99m (max))

Kitchen/Diner

16'3 x 9'6 (4.95m x 2.90m)

WC

First Floor Landing

Bedroom 3

16'3 x 11' (max) (4.95m x 3.35m (max))

Bedroom 4

16'3 x 9'6 (max) (4.95m x 2.90m (max))

Family Bathroom

Second Floor Landing

Bedroom 1

16'3 x 9'6 (max) (4.95m x 2.90m (max))

Ensuite

Bedroom 2

16'3 x 11' (max) (4.95m x 3.35m (max))

Rear Garden

Front Garden

Garage & Parking Space

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.

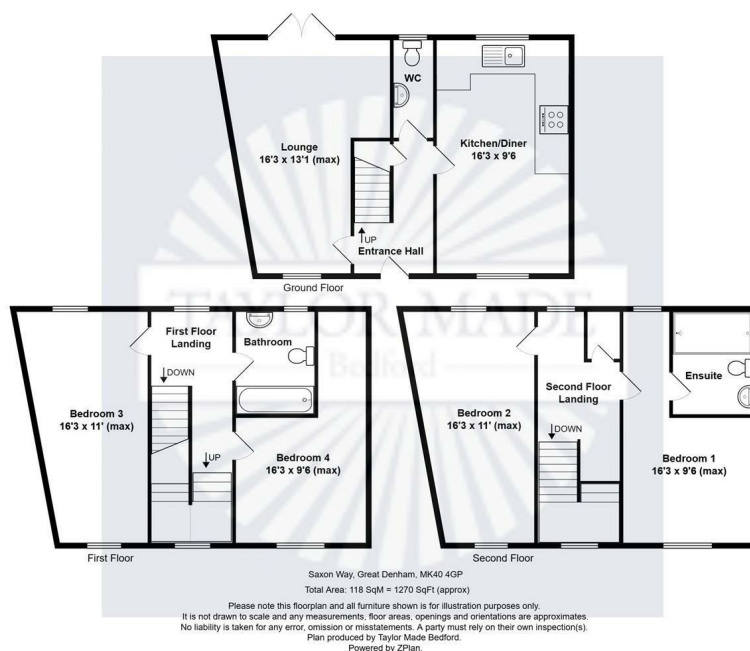
Management Charge

£200 per annum

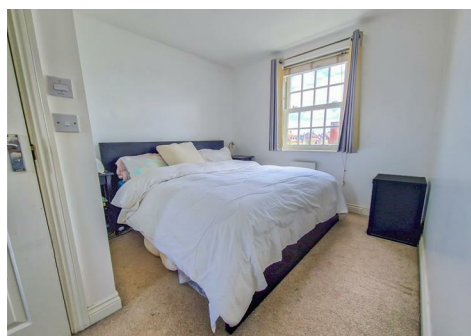
Council Tax: Bedford Borough E



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Maximum	Current	Maximum
Very energy efficient - lower running costs 88 (A)	Very energy efficient - lower running costs 79 (B)	Very environmentally friendly - lower CO ₂ emissions 88 (A)	Very environmentally friendly - lower CO ₂ emissions 79 (B)
85-87 (C)	82-84 (D)	85-87 (C)	82-84 (D)
82-84 (D)	79-81 (E)	82-84 (D)	79-81 (E)
79-81 (E)	76-78 (F)	79-81 (E)	76-78 (F)
76-78 (F)	73-75 (G)	76-78 (F)	73-75 (G)
73-75 (G)	70-72 (G)	73-75 (G)	70-72 (G)
Not energy efficient - higher running costs EU Directive 2002/91/EC	Not energy efficient - higher running costs EU Directive 2002/91/EC	Not environmentally friendly - higher CO ₂ emissions EU Directive 2002/91/EC	Not environmentally friendly - higher CO ₂ emissions 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 2026.



Taylor Made Residential Limited
Taylor House, Roman Gate, Saxon Way, Great Denham, Bedford, MK40 4FU



01234 302043



bedford@taylormadeproperties.co.uk
www.taylorlandandpropertygroup.co.uk

Company Registration: 10726223 VAT Number: 268 8165 58

