



**Bede Walk, Great Denham, Bedford, MK40 4TW**  
**Guide price £400,000 Freehold**



A superb 4 double bedroom family home ideally located in the highly popular village of Great Denham. Beautifully presented throughout, this fantastic property offers spacious & versatile living accommodation across three floors including a welcoming entrance hall with a cloakroom, a light & airy family room and an impressive kitchen diner with integrated appliances and bay French doors leading out to the garden. On the first floor you will find a larger than average lounge which could also be used as a 4th bedroom, bedroom 2 and a modern family bathroom. The top floor boasts an impressive master bedroom with plenty of wardrobe space, bedroom 3 and a shower room. On the outside the property you will find an enclosed garden with a paved patio seating area and gated access through to a convenient double car port. Being just a short walk to local schools, shops and the Great Denham Country Park, this superb property makes the ideal family home.

Entrance Hall

Kitchen/Diner

15'1 x 12'7 (4.60m x 3.84m)

Family Room

12'7 x 12'2 (3.84m x 3.71m)

WC

First Floor Landing

Lounge/Bedroom 4

12'7 x 11'9 (3.84m x 3.58m)

Bedroom 2

12'7 x 10'10 (3.84m x 3.30m)

Family Bathroom

Second Floor Landing

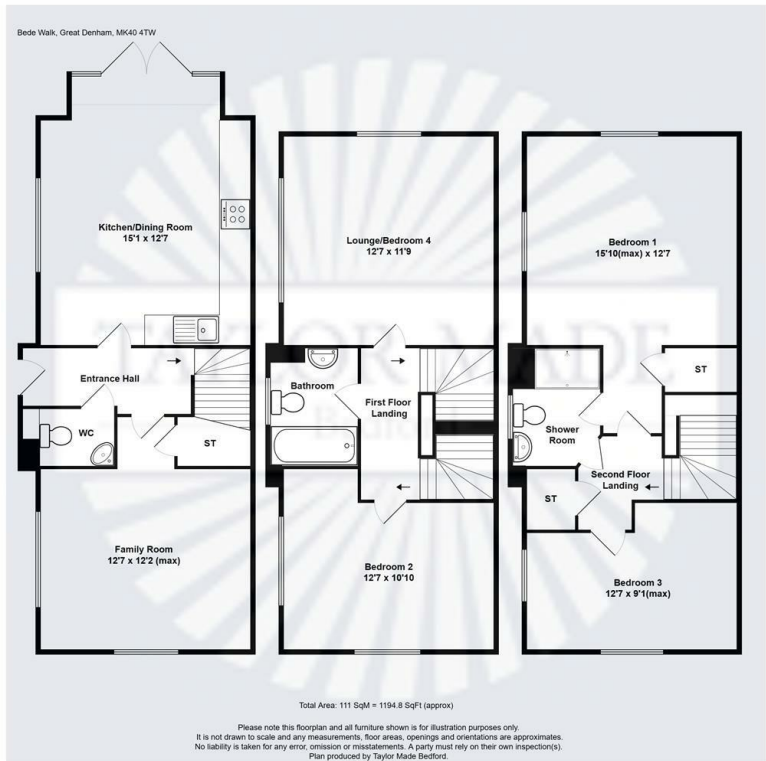
Bedroom 1

15'10(max) x 12'7 (4.83m(max) x 3.84m)

Council Tax: Bedford Borough E



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs <b>A</b> (92 plus)	<b>95</b>	Very environmentally friendly - lower CO <sub>2</sub> emissions <b>A</b> (92 plus)	
<b>B</b> (81-91)		<b>B</b> (81-91)	
<b>C</b> (69-80)		<b>C</b> (69-80)	
<b>D</b> (55-68)		<b>D</b> (55-68)	
<b>E</b> (39-54)		<b>E</b> (39-54)	
<b>F</b> (21-38)		<b>F</b> (21-38)	
<b>G</b> (1-20)		<b>G</b> (1-20)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC



Bedroom 3

12'7 x 9'1 (max) (3.84m x 2.77m (max))

Shower Room

Garden

Double Carport

Front Garden

Built in March 2018 (just under 3 years left on NH)

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.

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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