



**Banbury Heath, , Great Denham, MK40 4TR**  
**£252,000 Leasehold**



A well presented 2 double bedroom coach house situated in this quiet residential location in Great Denham just a short walk from the local shops, schools and the Country Park. This superb property offers spacious living accommodation throughout including an entrance hall with stairs up to a spacious dual aspect lounge/dining room. Along the inner hallway you will find a modern kitchen/breakfast room, 2 double bedrooms and a well presented family bathroom. On the outside the property has the added benefit a garage which can also be accessed from the downstairs entrance hall, bin and bike storage and on road parking. A superb location and an ideal first home or investment buy.

### Entrance Hall

### Lounge/Dining Room

19'4 x 14'9 (5.89m x 4.50m)

### Landing

### Kitchen

12'2 x 6'1 (3.71m x 1.85m)

### Bedroom 1

12'8 x 10'2 (3.86m x 3.10m)

### Bedroom 2

10'5 x 9'5 (3.18m x 2.87m)

### Bathroom

### Integral Garage

### Bin & Bike Storage

### 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.

### Lease Details

Length - 117 year remaining

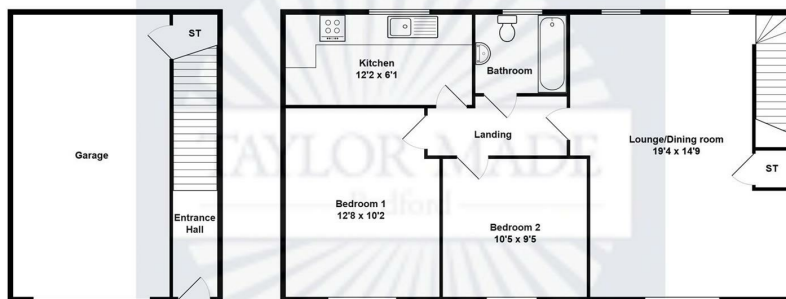
Ground Rent - £300 per annum

Service Charge - approx £600 per annum

Council Tax: Bedford C



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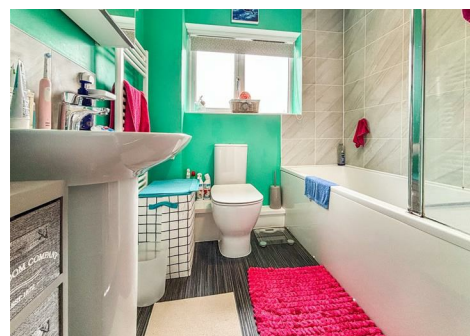


Total Area: 73 SqM = 786SqFt (approx)

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 approximates. 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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Maximum	Current	Maximum
Very energy efficient - lower running costs 95-100 A	82	Very environmentally friendly - lower CO <sub>2</sub> emissions 95-100 A	
85-94 B		85-94 B	
75-84 C		75-84 C	
65-74 D		65-74 D	
55-64 E		55-64 E	
45-54 F		45-54 F	
35-44 G		35-44 G	
Not energy efficient - higher running costs 1-34 G		Not environmentally friendly - higher CO <sub>2</sub> emissions 1-34 G	

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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