



Hovingham Drive, Great Denham, Bedford, MK40 4WL
Offers over £390,000 Freehold



A stunning 3 double bedroom semi detached townhouse ideally situated in this quiet location of Great Denham, within walking distance of all amenities and the Country Park. Beautifully presented throughout, this superb family home offers spacious living accommodation across three floors. Internally the property offers a welcoming entrance hall with cloakroom, a well presented modern kitchen with integrated appliances and a to the rear of the property a light and airy lounge/dining room with French doors leading out to the garden. Upstairs you will find 2 double bedrooms both with the benefit of fitted wardrobes on the first floor and a fantastic bath/shower room.

A staircase then leads up to an impressive master bedroom occupying the whole of the top floor with fitted wardrobes and a modern en suite. Outside the property offers an enclosed west facing rear garden allowing plenty of afternoon & early evening sun. Another stand out feature that comes with the property is a driveway & carport to the side leading up to a single garage. A fantastic family home in an ideal location of Great Denham, viewings are highly recommended.

Entrance Hall

WC

Kitchen

10'9 x 10'3 (3.28m x 3.12m)

Living Room

15'6 x 14'8 (4.72m x 4.47m)

Stairs to First Floor

First Floor Landing

Bedroom 2

13'3 x 9' (4.04m x 2.74m)

Bedroom 3

12'4 x 8'8 (3.76m x 2.64m)

Bathroom

Stairs to Second Floor

Bedroom 1

20'5 x 15'6 (6.22m x 4.72m)

Ensuite

Enclosed Rear Garden

Garage & Driveway

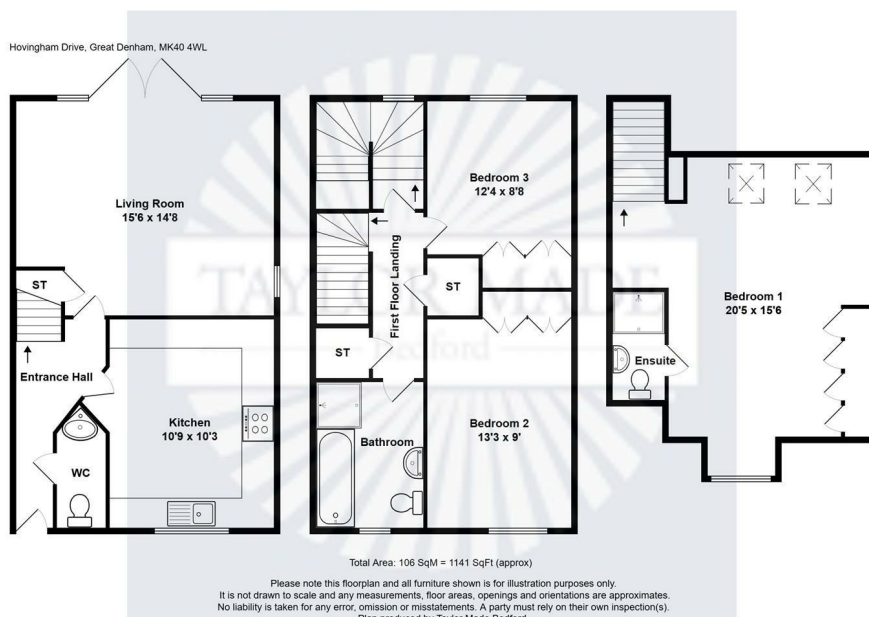
Great Denham

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	Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions	Very environmentally friendly - lower CO ₂ emissions
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G
Not energy efficient - higher running costs	Not energy efficient - higher running costs	Not environmentally friendly - higher CO ₂ emissions	Not environmentally friendly - higher CO ₂ emissions
England & Wales	England & Wales	England & Wales	England & Wales
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	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.



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