



**Greenkeepers Road, Great Denham, Bedford, MK40 4FS**  
**£365,000 Freehold**



A beautifully presented 3/4 bedroom town house ideally located in the highly popular village of Great Denham. Presented in show home condition throughout, this stunning property has recently undergone various renovations by the current owner to offer spacious modern living accommodation across 3 floors. Internally there is a welcoming entrance hall which leads through to an impressive open planned kitchen/dining/family room boasting a stylishly fitted kitchen with an island, a door out to the garden and a convenient downstairs cloakroom/utility. On the first floor you will find the master bedroom with the versatility of being used as a lounge by the current owners, bedroom 4 and a recently fitted family bathroom. On the top floor there are 2 further double bedrooms with plenty of wardrobe space. Outside there is an enclosed rear garden with a patio seating area, a summer house and gated access leading through to the parking courtyard with 2 allocated parking spaces. Being just a short walk to local shops, schools and the Great Denham Country Park, this superb property makes an ideal family home.

## Entrance Hall

## Kitchen/Dining/Living Room

26'7 x 12'3 (8.10m x 3.73m)

## WC/Utility

9'5 x 4'2 (2.87m x 1.27m)

## First Floor Landing

## Lounge/Bedroom 1

15'9 x 9'11 (4.80m x 3.02m)

## Bedroom 2

9'7 x 8'9 (2.92m x 2.67m)

## Bathroom

8'1 x 6'5 (2.46m x 1.96m)

## Second Floor Landing

## Bedroom 3

12'11 x 12'2 (3.94m x 3.71m)

## Bedroom 4

15'9 x 10' (4.80m x 3.05m)

Council Tax: Bedford E

## Enclosed Rear Garden

## 2 Allocated Parking Spaces

## Management Charge

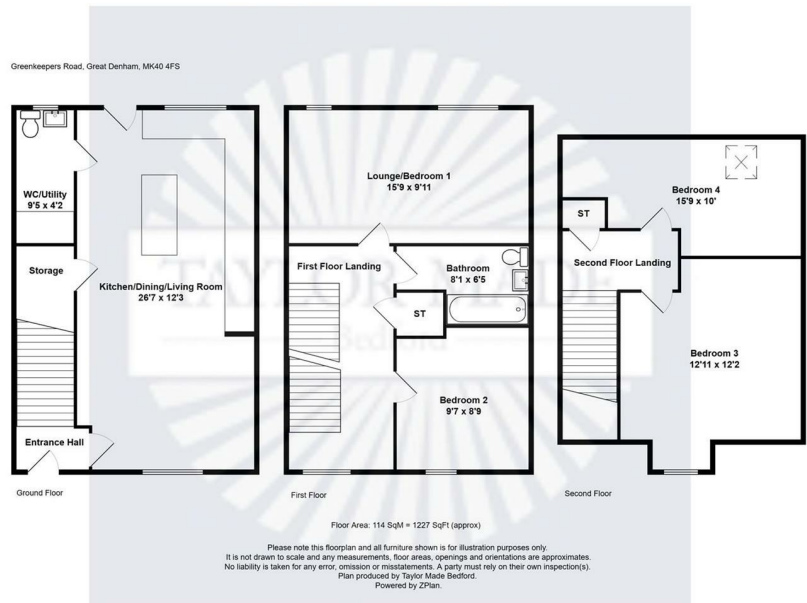
Management Charge - £547.43 per annum

## Great Denham

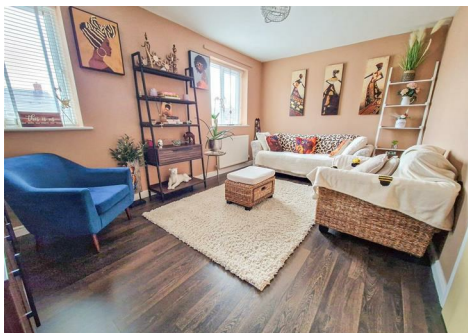
Great Denham is situated just 2 miles from Bedford Town Centre. This sought after village boasts many local amenities including a bistro, takeaway, dentist, vets, pharmacy, supermarkets, salon, estate agents and the added bonus of good schooling facilities with the local school having an outstanding 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.



| Energy Efficiency Rating                    |                         |         | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |         |
|---------------------------------------------|-------------------------|---------|-----------------------------------------------------------------|-------------------------|---------|
| Very energy efficient - lower running costs | Current                 | Maximum | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current                 | Maximum |
| A                                           |                         |         | A                                                               |                         |         |
| B                                           |                         |         | B                                                               |                         |         |
| C                                           |                         |         | C                                                               |                         |         |
| D                                           |                         |         | D                                                               |                         |         |
| E                                           |                         |         | E                                                               |                         |         |
| F                                           |                         |         | F                                                               |                         |         |
| G                                           |                         |         | G                                                               |                         |         |
| Not energy efficient - higher running costs |                         |         | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |         |
| England & Wales                             | EU Directive 2002/91/EC |         | England & Wales                                                 | 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 2024.



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

