



**Danegeld Avenue, Great Denham, Bedford, MK40 4SS**  
**£380,000 Freehold**



A chance to acquire this beautifully presented and versatile 4 double bedroom semi detached townhouse which is ideally situated in this quiet location in Great Denham and is within walking distance of all amenities and the Country Park. This stunning family home offers spacious living accommodation across three floors. Downstairs there is a welcoming entrance hall with a storage cupboard, cloakroom, study and a modern open plan kitchen/lounge/diner with integrated appliances and patio doors in a walk in bay leading out to the garden. On the first floor there is a double bedroom, a further double bedroom which can be utilised as a separate living room and a stylish family bathroom. On the second floor, the master bedroom with a jack and jill en suite and there is a further double bedroom. Outside there is a private rear garden which is partly decked and has artificial turf and there are two side by side allocated parking spaces to the front. Internal viewing is strongly recommended.

## Entrance Hall

## Study

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

## WC

## Kitchen/Dining/Living Room

24'5 (max) x 13'7 (max) (7.44m (max) x 4.14m (max))

## First Floor Landing

## Living Room/Bedroom 4

13'8 x 10'10 (4.17m x 3.30m)

## Family Bathroom

## Bedroom 3

13'7 (max) x 10' (max) (4.14m (max) x 3.05m (max))

## Second Floor Landing

## Bedroom 1

13'7 (max) x 10'10 (4.14m (max) x 3.30m)

## Jack and Jill En Suite

## Bedroom 2

13'7 (max) x 10' (max) (4.14m (max) x 3.05m (max))

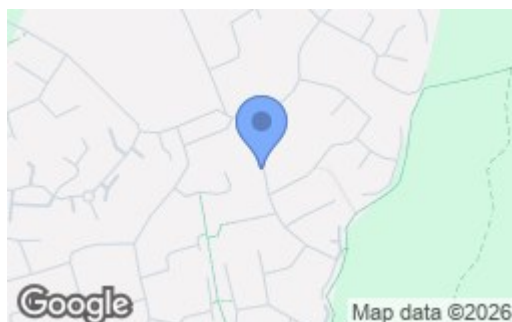
## Rear Garden

## 2 Parking Spaces

## 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.

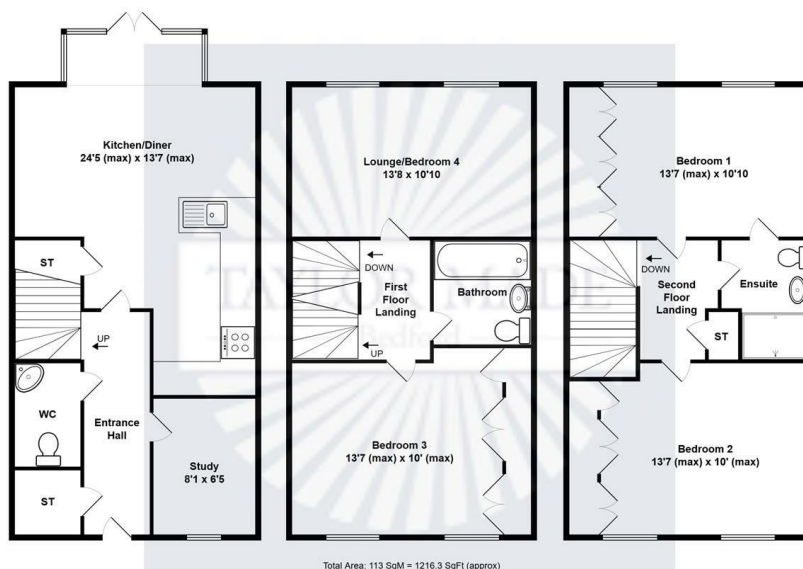
Council Tax: Bedford Borough E



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
A	94	A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	

England & Wales EU Directive 2002/91/EC

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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 approximate. 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 2Plan.

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