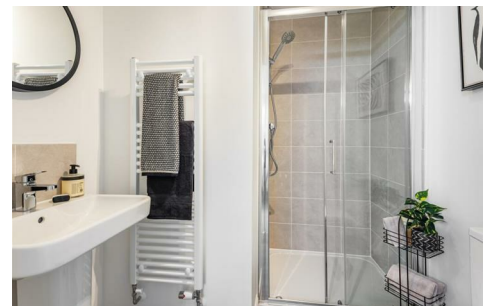




Saxon Way, , Great Denham, MK40 4GP  
Price £437,495 Freehold



A superb 3/4 bedroom Brand new family home featuring a family/dining room at the rear of the home with French doors onto the enclosed rear garden offering an ideal space to relax and entertain. At the front of the home is a modern kitchen with integrated appliances and study/Bed 4. On the first floor you'll find a Living room and the main bedroom with en-suite. Two more double bedrooms, and bathroom can be found on the top floor. The property also features 2 parking spaces side-by-side.

5% DEPOSIT PAID AND CHOICE OF FLOORING

This property is nearing completion and can be viewed internally

**Hall**

**Family/Dining Room**

13'7 x 14'11 (4.14m x 4.55m)

**Kitchen**

10' x 10' (3.05m x 3.05m)

**Study**

7'10 x 6'5 (2.39m x 1.96m)

**Utility**

**WC**

**First Floor Landing**

**Bedroom 1**

13'7 x 11'9 (4.14m x 3.58m)

**Ensuite**

6' x 6'4 (1.83m x 1.93m)

**Lounge**

13'7 x 10'11 (4.14m x 3.33m)

**Second Floor Landing**

**Bedroom 2**

13'7 x 13'3 (4.14m x 4.04m)

**Bedroom 3**

13'7 x 11' (4.14m x 3.35m)

**Bathroom**

6'6 x 5'11 (1.98m x 1.80m)

**Enclosed rear garden**

**2 Allocated Parking Spaces**

**Great Denham**

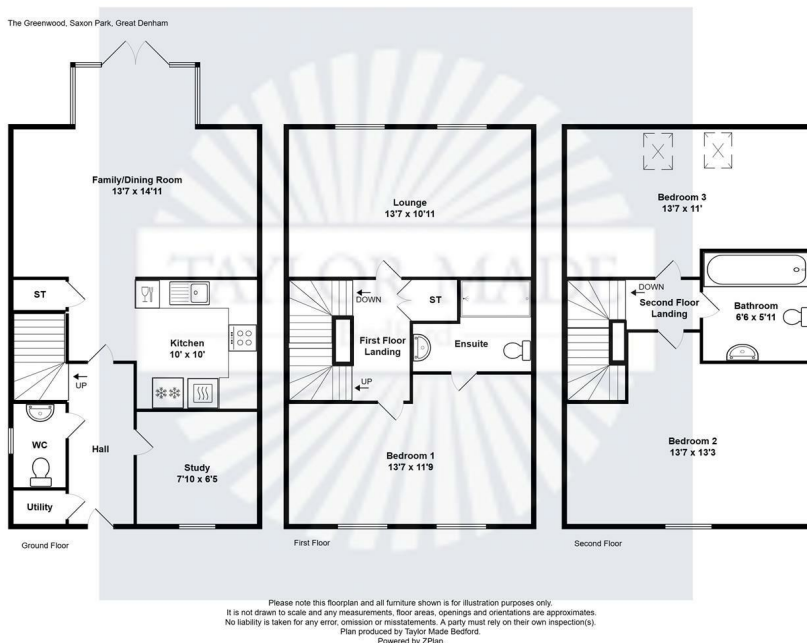
Great Denham is situated just 2 miles from Bedford Town Centre. This sought after village boasts many local amenities including a bistro, takeaway, dentist, vets, pharmacy, supermarkets, salon, estate agents and the added bonus of good schooling facilities with the local school having an outstanding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



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Maximum	Current	Maximum
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

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

