



Cantley Road, Great Denham, Bedford, MK40 4RX
Offers in excess of £350,000 Freehold



A superb 4 bedroom semi detached town house with stunning open views across the Great Denham Country Park. This stylish family home offers spacious living accommodation over 3 levels including a welcoming entrance hall, cloakroom, bedroom 4/study to the front and a stunning open planned kitchen/dining/family room to the rear with bay French doors leading out to the garden. On the first floor you will find a spacious sitting room to the rear of the property, the master bedroom with an en suite and a further 2 double bedrooms & a modern family bathroom to the 2nd floor. Outside you will find a well presented South Westerly facing rear garden laid to lawn with a wooden decked seating area and to the front there is a large driveway and a single garage. Viewings are highly recommended.

Entrance Hall

WC

Study/Bedroom 4

9'3" x 6'0" (2.82m x 1.85m)

Kitchen/Diner/Family Room

21'3" max x 12'9" (6.50m max x 3.91m)

Stairs to First Floor Landing

Living Room

9'6" x 12'9" (2.90m x 3.91m)

Master Bedroom

10'2" x 12'9" (3.10m x 3.91m)

En Suite

Stairs to Second Floor Landing

Bedroom 2

11'5" x 12'9" (3.50m x 3.91m)

Bedroom 3

9'0" max x 12'9" (2.76m max x 3.91m)

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 and a Post Office and the added bonus of good schooling facilities. Great Denham is also conveniently located for the Bedford bypass which offers great access onto the A421, 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.

Great Denham Service Charges

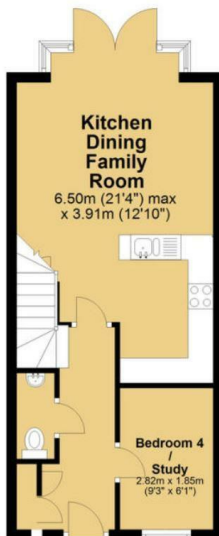
Open Space Management Charge £120 per annum

Council Tax:
Bedford Borough E

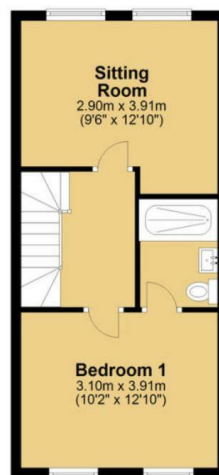


Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
A	84	A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

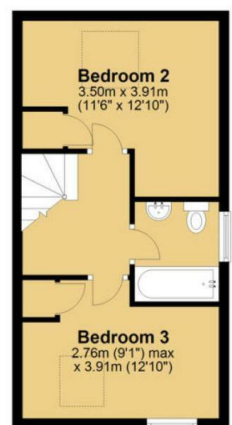
Ground Floor
Approx. 36.3 sq. metres (391.0 sq. feet)



First Floor
Approx. 34.8 sq. metres (374.7 sq. feet)



Second Floor
Approx. 31.0 sq. metres (333.3 sq. feet)



Total area: approx. 102.1 sq. metres (1099.0 sq. feet)

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 2023.



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