



Woden Gardens, Great Denham, Bedford, MK40 4GU
Offers over £350,000 Freehold



A superb 3 bedroom semi detached property ideally tucked away in this quiet cul de sac in the popular village of Great Denham. This fantastic property offers spacious living accommodation throughout including a welcoming entrance hall with a cloakroom, a spacious, light and airy lounge with French doors leading out to the garden and a modern kitchen/dining room to the front of the property. Upstairs you will find 3 bedrooms with fitted wardrobes and an en suite to the master bedroom and a well presented family bathroom. On the outside, the property boasts a larger than average rear garden that extends around to a side plot with a paved seating area, perfect for entertaining and gated side access. The property also has the added benefit of a single garage which is situated under a coach house and a parking space. Being offered for sale with no upward chain and just a short walk to local shops, schools and the Great Denham Country Park, this property makes the ideal family home.

Entrance Hall

Cloakroom

Lounge

18'4 x 9'8 (5.59m x 2.95m)

Kitchen/Dining Room

11'6 x 9'7 (3.51m x 2.92m)

Landing

Bedroom 1

9'5 x 9'2 (2.87m x 2.79m)

En Suite

Bedroom 2

9'2 x 8'8 (2.79m x 2.64m)

Bedroom 3

9'6 x 5'7 (2.90m x 1.70m)

Family Bathroom

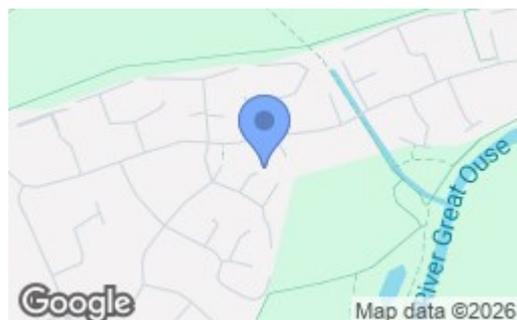
Rear Garden

Garage & Parking Space

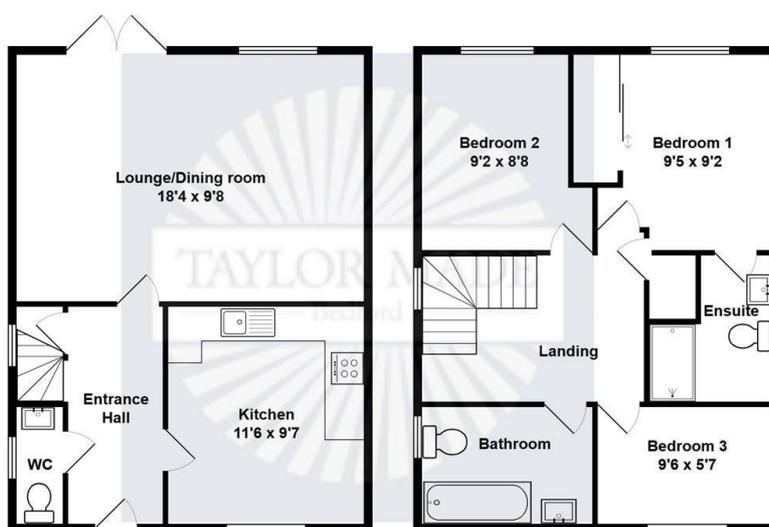
Great Denham

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



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Total Area: 74 SqM = 796.53 SqFt (approx)

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 approximates. 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 ZPlan.

Energy Efficiency Rating	Current	Maximum	Environmental Impact (CO ₂) Rating	Current	Maximum
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
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 ₂ 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 2026.



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