



**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

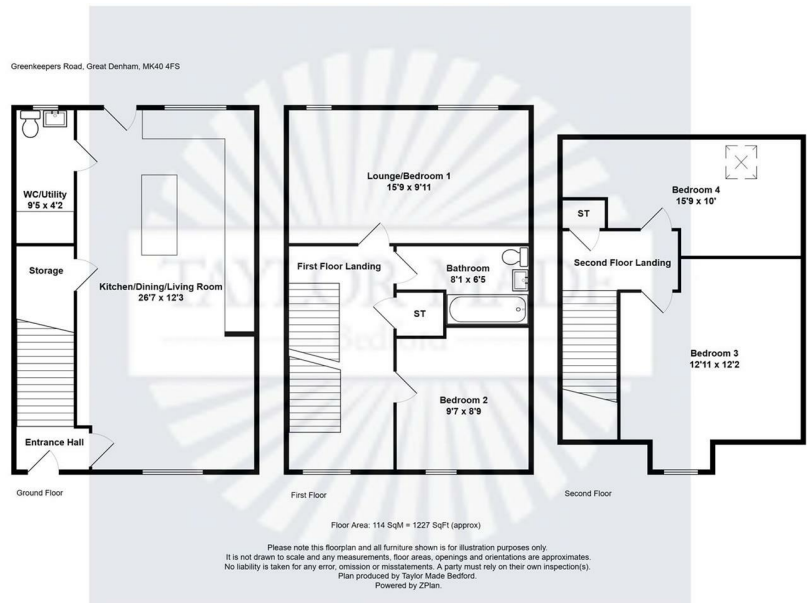
Management Charge - £547.43 per annum

## Great Denham

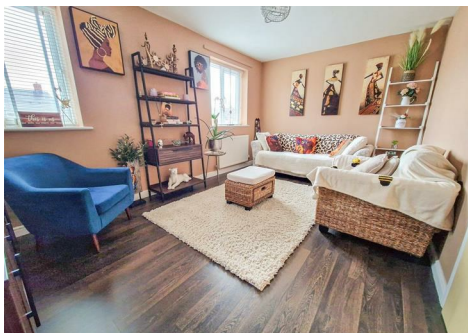
Great Denham is situated just 2 miles from Bedford Town Centre. This sought after village boasts many local amenities including a bistro, takeaway, dentist, vets, pharmacy, supermarkets, salon, estate agents and the added bonus of good schooling facilities with the local school having an outstanding 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	Target	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Target
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.



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