



Archer Street, Great Denham, Bedford, MK40 4SG
Guide price £365,000 Freehold



Introducing this stunning 3 bedroom bay fronted semi detached family home ideally situated in this quiet cul de sac location in the desirable village of Great Denham. Presented in superb condition, this fantastic property offers spacious living accommodation throughout including an entrance hall, cloakroom, a light and light & airy bay fronted lounge which leads through to a modern kitchen/diner with fitted appliances and patio doors opening onto the garden. Upstairs you will find 3 spacious bedrooms with fitted wardrobes & a modern ensuite to the master bedroom, fitted wardrobes to bedroom 2 and a well presented family bathroom. Outside there is a fantastic enclosed rear garden, mainly laid to lawn with a wooden garden shed and gated side access to the side. To the front there is a neatly maintained front garden and a large driveway to the side of the property. Being just a short walk to all local amenities & the Country Park, this superb property would make the ideal family home.

Entrance hall

Cloakroom

Lounge

15'1" x 12'2" (4.60m x 3.73m)

Rear Lobby

Kitchen/Diner

15'7" x 12'9" (4.75m x 3.89m)

First Floor Landing

Master Bedroom

12'0" x 9'10" (3.66m x 3.02m)

En-suite

Bedroom 2

10'10" x 8'1" (3.30m x 2.46m)

Bedroom 3

7'6" x 7'4" (2.29m x 2.26m)

Bathroom

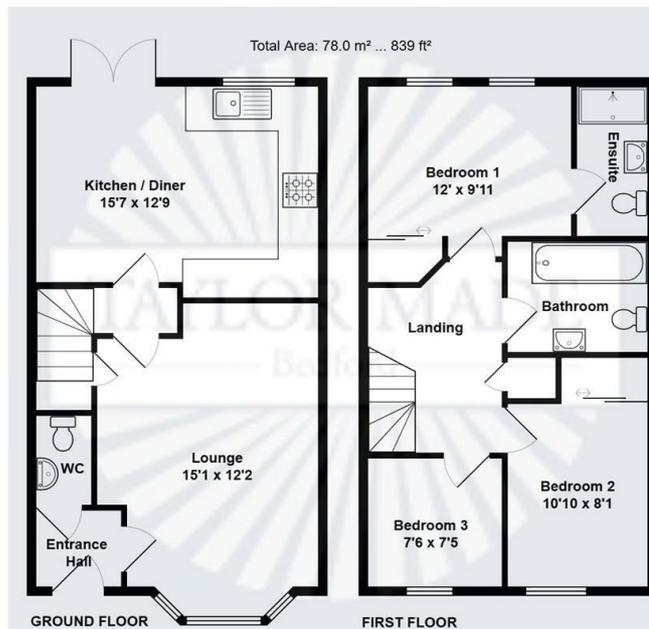
Rear Garden

Driveway to side for x2 Cars

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.

Council Tax:
Bedford Borough D



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
(82-91) A	96	(82-91) A	
(69-81) B	84	(69-81) B	
(55-68) C		(55-68) C	
(39-54) D		(39-54) D	
(29-38) E		(29-38) E	
(21-28) F		(21-28) F	
(1-20) G		(1-20) G	

Not energy efficient - higher running costs
EU Directive 2002/91/EC
England & Wales

Not environmentally friendly - higher CO₂ emissions
EU Directive 2002/91/EC
England & Wales

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 accuracy of the property particulars and do not warrant their accuracy. This is offered for sale on a Subject to Contract and Without Prejudice basis 2022.

No liability is taken for any error, omission or misstatements. A party must rely on their own inspection(s).
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