



**Ethelred Lane, Great Denham, Bedford, MK40 4WH**  
**Guide price £365,000 Freehold**



A beautiful three bedroom semi detached property built to a high specification to provide a versatile family home situated in this quiet cul de sac in Great Denham. The ground floor boasts a welcoming entrance hall, cloakroom, fitted kitchen and a spacious lounge/diner with French doors leading to the rear garden. On the first floor, two double bedrooms, one with fitted wardrobes and a family bathroom. On the second floor you will find the master bedroom with an en-suite shower room and Velux windows. Externally, a private and enclosed rear garden laid mostly to lawn with a patio area. To the side of the property, a driveway providing off road parking for 2 vehicles. Call today to book your viewing on this stunning family home.



Entrance Hall

Cloakroom

Kitchen

10'9 x 8'4 (3.28m x 2.54m)

Lounge/Dining Room

15'5 x 14'7 (4.70m x 4.45m)

1st Floor Landing

Bedroom 2

12'2 x 8'1 (3.71m x 2.46m)

Bedroom 3

11'8 x 9'0 (3.56m x 2.74m)

Family Bathroom

Stairs to 2nd Floor

Master Bedroom

19' x 15'5 (5.79m x 4.70m)

Ensuite

Outside

Enclosed Rear Garden

Driveway

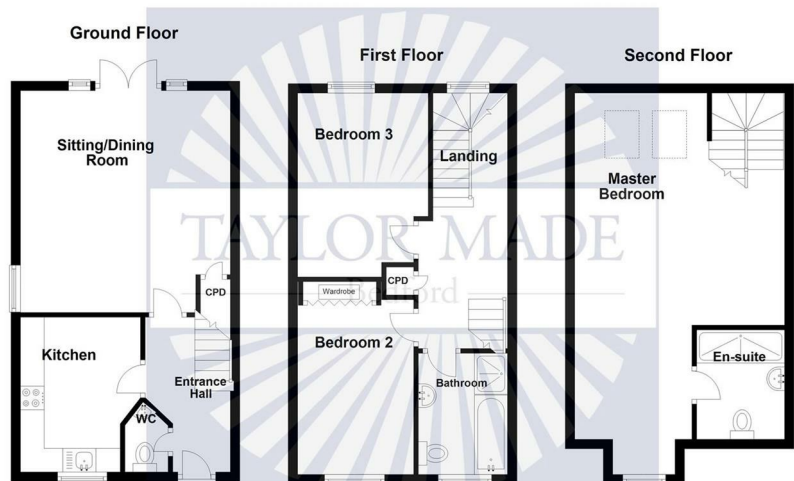
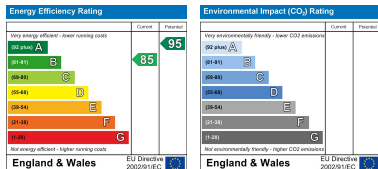
Great Denham Service Charges

Open Space Management Charge £120 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 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 D



Please note this floorplan is illustrative purposes only. It is not drawn to scale and any measurements, floor areas, openings and orientation are approximate. 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 PlanUp. Plan produced using PlanUp.

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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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