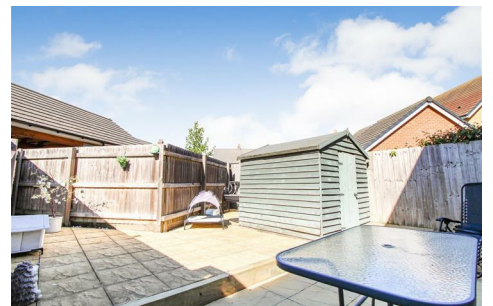




**Hovingham Drive, Great Denham, Bedford, MK40 4WL**  
**£360,000 Freehold**



A chance to acquire this well presented 3 bedroom semi detached home ideally situated in this quiet cul de sac within walking distance to the Great Denham Country Park. This bay fronted family home offers spacious living accommodation throughout and internal viewing is strongly recommended. Downstairs there is an entrance hall with a W/C, a doorway leads into the living room which benefits from real oak flooring and a bay window to the front and the inner hallway leads through to a modern kitchen/diner with integrated appliances & French doors out on to the garden. Upstairs there is a master bedroom with built in wardrobes and an en suite, a further double bedroom, single bedroom and a family bathroom. Outside there is a low maintenance rear garden and car port for at least two cars to the front. Other benefits to the property include a brand new boiler, water softener in the kitchen and being close to local amenities. Contact us today to book your viewing!

Entrance Hall

WC

Living Room

15'1 x 12'2 (4.60m x 3.71m)

Kitchen/Dining Room

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

Landing

Bedroom 1

12' x 9'11 (3.66m x 3.02m)

Ensuite

Bedroom 2

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

Bedroom 3

7'6 x 7'5 (2.29m x 2.26m)

Bathroom

Rear Garden

Carport for 2+ Cars

Great Denham

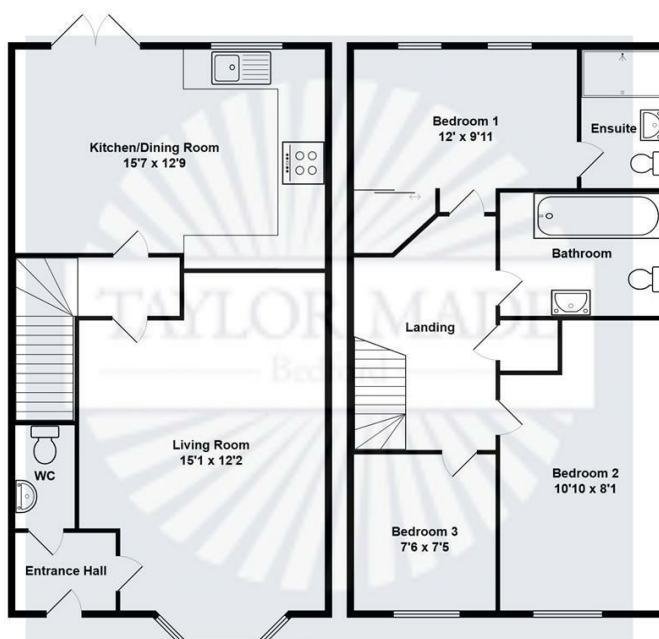
Great Denham is situated just 2 miles from Bedford Town Centre. This sought after village boasts many local amenities including a bistro, takeaway, dentist, vets, pharmacy, supermarkets, salon, estate agents and the added bonus of good schooling facilities with the local school having an outstanding 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.

Management Charge

Approx £200 per annum

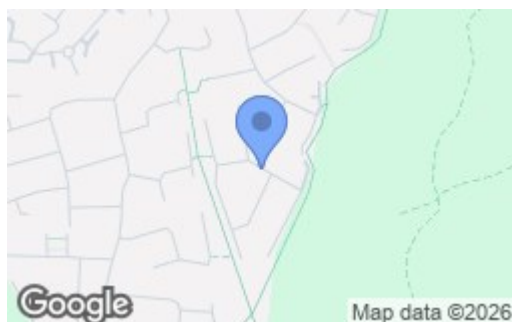
Council Tax: Bedford Borough D

Hovingham Drive, Great Denham, MK40 4WL



Total area: 78 SqM = 839.6 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 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 ZPlan.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
A	95	A	
B	83	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

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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