



Cantley Road, Great Denham, Bedford, MK40 4RX

Offers over £260,000 Freehold



****NO UPWARD CHAIN**** A beautifully presented 2 bedroom mid terrace home situated in this superb location close to the Great Denham Country Park and local amenities. This stylish family home offers great living accommodation across two floors, on the ground floor you have a modern kitchen/diner, cloakroom and a spacious lounge with double doors leading out to the garden. On the first floor you will find two spacious double bedrooms and a well presented family bathroom. To the rear of the property, there is also two allocated parking spaces. Internal viewings are highly recommended.

Entrance Hall

WC

Kitchen/Diner

13'5" x 8'2" (4.1m x 2.5m)

Lounge

12'9" x 10'5", (3.9m x 3.2,)

First Floor Landing

Bedroom 1

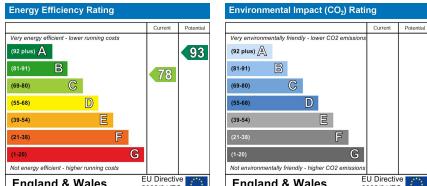
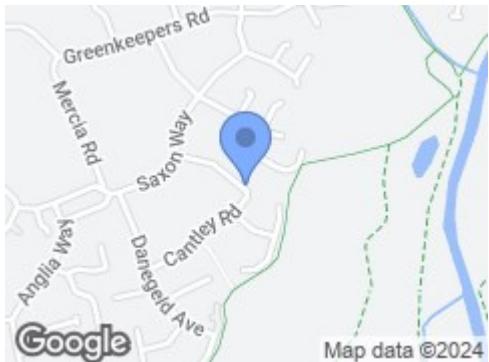
12'9" x 9'6" (3.9m x 2.9m)

Bedroom 2

12'9" x 7'10" (3.9m x 2.4m)

Family Bathroom

Council Tax:
Bedford Borough C



Private Rear Garden

Two Allocated Parking Spaces

Great Denham Service Charges

Open Space Management Charge £120 per annum

First Port Annual Charge (2023) £137.43

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.



GROUND FLOOR
APPROX. FLOOR
AREA 28.5 SQ.M.
(307 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 28.5 SQ.M.
(307 SQ.FT.)

TOTAL APPROX. FLOOR AREA 57.0 SQ.M. (614 SQ.FT.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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 2022.



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