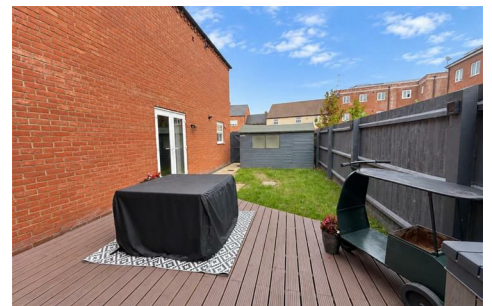




Lavender Lane, Great Denham, Bedford, MK40 4SB
£260,000 Leasehold



Introducing this well-presented two-bedroom ground floor maisonette, situated within a private courtyard setting in the popular village of Great Denham. The property offers modern, open-plan living accommodation throughout and would make the perfect first-time purchase or investment opportunity. Internally, there is a welcoming entrance hall leading into the spacious kitchen/lounge/dining room, with French doors opening directly onto the rear garden. There are two good-sized bedrooms and a modern family bathroom. Outside, the property benefits from a private rear garden with a large shed and decking area, along with two allocated parking spaces. Further benefits include gas central heating, a long lease remaining, and an excellent location within a short walk of Great Denham Country Park and local amenities. Contact Taylor Made today to arrange your viewing.

Entrance Hall

Kitchen/Dining/Living Room

30'10 x 11'1 (9.40m x 3.38m)

Bedroom 1

11'2 x 8'5 (3.40m x 2.57m)

Bedroom 2

8'8 x 8'5 (2.64m x 2.57m)

Bathroom

8'05 x 5'11 (2.57m x 1.80m)

Private Garden

2 Allocated Parking Spaces

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.

Lease Details

Lease Length - 989 Years Remaining

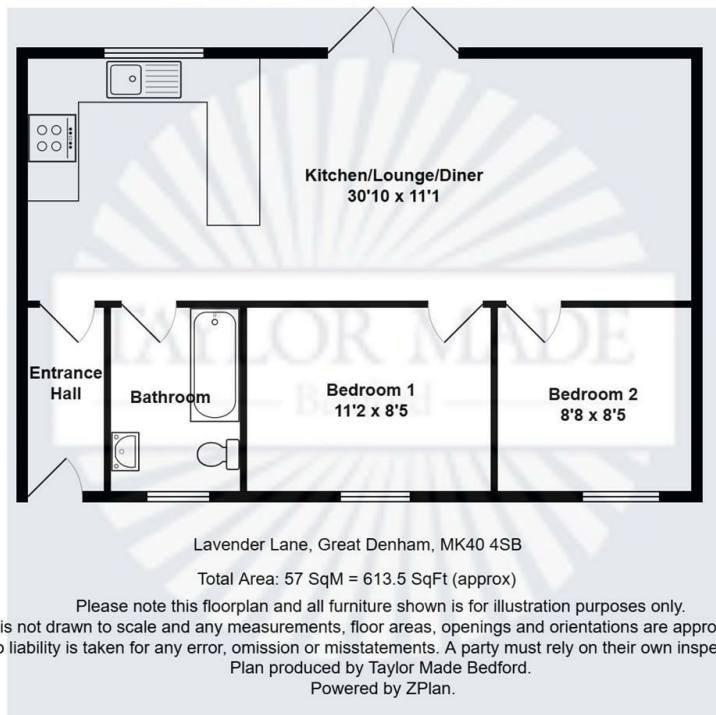
Ground Rent - £0

Service Charge - £1,058 Per Annum

Council Tax: Bedford Borough C



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Maximum	Very environmentally friendly - lower CO ₂ emissions	Current	Maximum
100-120 A	80	80	100-120 A		
80-100 B			80-100 B		
60-80 C			60-80 C		
40-60 D			40-60 D		
20-40 E			20-40 E		
10-20 F			10-20 F		
0-10 G			0-10 G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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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