



**Saxon Way, Great Denham, Bedford, MK40 4TN**  
**£250,000 Leasehold**



**\*\*VACANT POSSESSION - RECENTLY RENNOVATED - READY TO MOVE INTO\*\*** A modern 2 bedroom coach house ideally located in the popular village of Great Denham. This superb property offers spacious living accommodation throughout including an entrance hall with stairs to the landing. Along the hallway there is 17ft open planned dual aspect lounge/kitchen/diner with fitted appliances to the kitchen area. The property boasts a large light & airy master bedroom with a modern en suite, a generous size double 2nd bedroom and a well presented family bathroom. Externally the property offers an allocated parking space in a parking courtyard, access to communal bike/bin stores and a understairs storage cupboard. Being just a short walk to the local shops, schools and the Country Park, this superb coach house makes the ideal home.

Entrance Hall

Landing

Kitchen/Dining/Living Room

17'10 x 12'4 (5.44m x 3.76m)

Bedroom 1

17'11 x 9'11 (5.46m x 3.02m)

Ensuite

Bedroom 2

12'3 x 8'4 (3.73m x 2.54m)

Bathroom

Allocated Parking

External Understairs Storage Cupboard

Shared Bin & Bike Store

### 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.

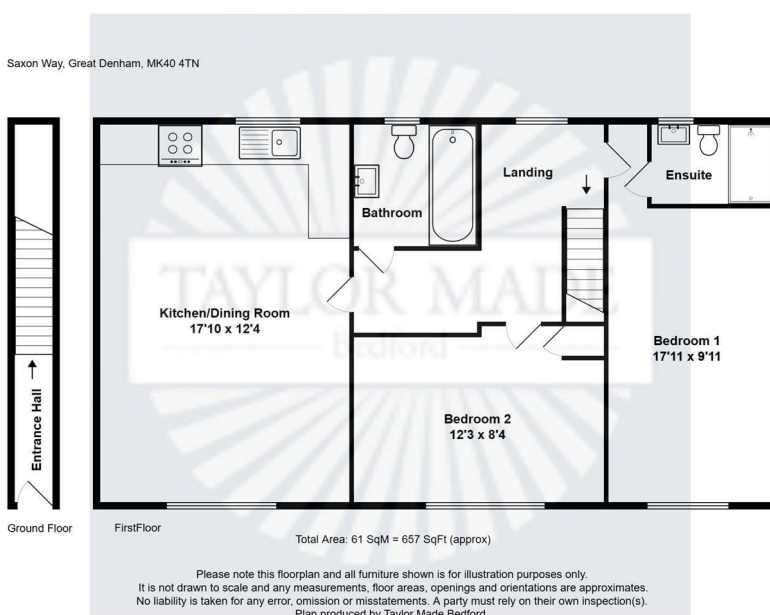
### Lease Details

Length - 140 Years

Ground Rent - £300 per annum

Service Charge - £600 per annum

Council Tax: Bedford C



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Maximum	Current	Maximum
Very energy efficient - lower running costs (95-100) A	Very energy efficient - lower running costs (95-100) A	Very environmentally friendly - lower CO <sub>2</sub> emissions (95-100) A	Very environmentally friendly - lower CO <sub>2</sub> emissions (95-100) A
Energy efficient - lower running costs (81-94) B	Energy efficient - lower running costs (81-94) B	Environmentally friendly - lower CO <sub>2</sub> emissions (81-94) B	Environmentally friendly - lower CO <sub>2</sub> emissions (81-94) B
Decent energy efficiency - lower running costs (69-80) C	Decent energy efficiency - lower running costs (69-80) C	Some energy efficiency - lower CO <sub>2</sub> emissions (69-80) C	Some energy efficiency - lower CO <sub>2</sub> emissions (69-80) C
Below average energy efficiency - higher running costs (55-68) D	Below average energy efficiency - higher running costs (55-68) D	Some energy efficiency - higher CO <sub>2</sub> emissions (55-68) D	Some energy efficiency - higher CO <sub>2</sub> emissions (55-68) D
Lower energy efficiency - higher running costs (49-54) E	Lower energy efficiency - higher running costs (49-54) E	Energy efficiency - higher CO <sub>2</sub> emissions (49-54) E	Energy efficiency - higher CO <sub>2</sub> emissions (49-54) E
Low energy efficiency - higher running costs (35-48) F	Low energy efficiency - higher running costs (35-48) F	Energy efficiency - higher CO <sub>2</sub> emissions (35-48) F	Energy efficiency - higher CO <sub>2</sub> emissions (35-48) F
Very low energy efficiency - higher running costs (1-34) G	Very low energy efficiency - higher running costs (1-34) G	Energy efficiency - higher CO <sub>2</sub> emissions (1-34) G	Energy efficiency - higher CO <sub>2</sub> emissions (1-34) G

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 2024.



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