



Cantley Road, Great Denham, Bedford, MK40 4RX
Guide price £275,000 Freehold



A superb 2 bedroom property ideally situated in highly popular village of Great Denham. Beautifully presented throughout this stunning home offers spacious living accommodation including a welcoming entrance hall with a cloakroom, a modern kitchen and a light and airy lounge dining room to the rear of the property with French doors leading out to the garden. Upstairs you will find 2 spacious double bedrooms with plenty of wardrobe space and a well presented family bathroom. Outside the property boasts a larger than average enclosed rear garden with a paved patio seating area, perfect for entertaining, a wooden garden shed and gated access through to a parking courtyard with driveway providing 2 parking spaces. Being just a short walk from shops, schools and the Great Denham Country Park, this fantastic property would make an ideal first time or investment purchase. Viewings are highly recommended.

Entrance Hall

WC

Kitchen

8'01 x 6'06 (2.46m x 1.98m)

Lounge/Dining Area

15' x 13' (4.57m x 3.96m)

Stairs to First Floor

Landing

Bedroom 1

13' x 8'5 (3.96m x 2.57m)

Bedroom 2

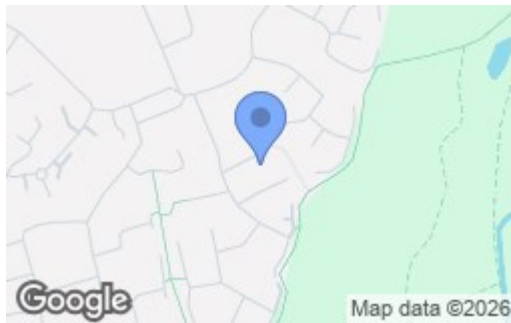
13' x 8' (3.96m x 2.44m)

Bathroom

Private Rear Garden

2 Allocated Parking Spaces

Council Tax: Bedford C



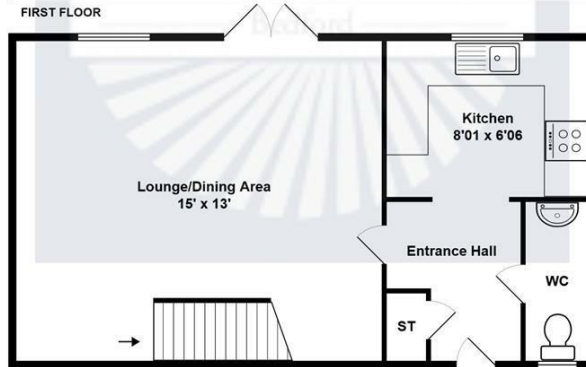
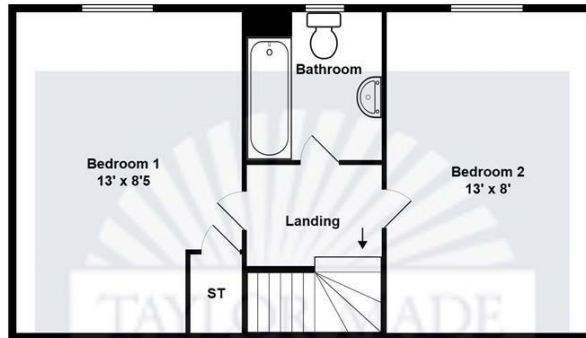
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Maximum	Current	Maximum
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
Not energy efficient - higher running costs		Not environmentally friendly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

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

Parking Area Management Charge - Approx £237.04 per annum



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TOTAL AREA - 624 SQFT

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 approximates. 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.
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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 2026.



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