



**Wortham Close, Great Denham, Bedford, MK40 4RU**  
**£280,000 Freehold**



An excellent opportunity to acquire a rarely available 2 bedroom semi detached property ideally situated in this quiet close in the much sought after area of Great Denham. This superb property is well presented throughout and offers a welcoming entrance hall with a cloakroom, a modern kitchen/dining room to the front and a light and airy lounge to the rear with French patio doors leading out to the garden. Upstairs you will find 2 double bedrooms with fitted wardrobes to the master bedroom and a beautifully presented family bathroom. Outside the property boasts a larger than average enclosed rear garden with side access to a car port. Being just a short walk to local amenities and the Great Denham Country Park, this fantastic property would make an ideal first time purchase. Viewings are highly recommended.

Entrance Hall

Cloakroom

Kitchen/Diner

13'4 x 8'2 (4.06m x 2.49m)

Lounge

12'11 x 12'5 (3.94m x 3.78m)

Stairs to 1st Floor Landing

Bedroom 1

12'11 x 9'5 (3.94m x 2.87m)

Bedroom 2

12'11 x 7'10 (3.94m x 2.39m)

Family Bathroom

Enclosed Rear Garden

Car Port For 2 Vehicles

### Great Denham Service Charges

Open Space Management Charge £120 per annum

### Great Denham

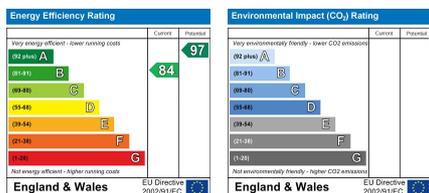
Great Denham is situated just 2 miles from Bedford Town Centre. This sought after village boasts many local amenities including a bistro, takeaway, dentist, vets, pharmacy, supermarkets, salon, estate agents and the added bonus of good schooling facilities. Great Denham is also conveniently located for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

Council Tax: Bedford C



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Total Area: 59.0 m<sup>2</sup> ... 635 ft<sup>2</sup>



Please note this floorplan is for illustrative 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. Powered by ZPlan.

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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