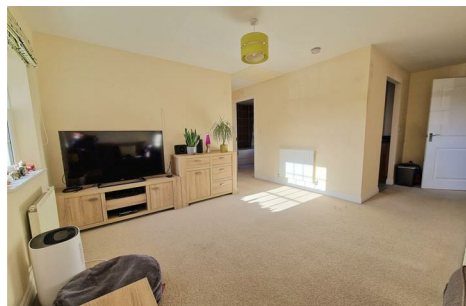




Cantley Road, Great Denham, Bedford, MK40 4RX
Guide price £210,000 Freehold



A rarely available Freehold 1 bedroom coach house ideally located in the popular village of Great Denham. This superb property is well presented throughout and comprises a private entrance hall & staircase leading to the 1st floor where you will find a light and airy living room with a modern kitchen just off of it. There is an impressive spacious double bedroom with plenty of wardrobe space and a larger than average 3 piece bathroom suite. The property also benefits from its own enclosed private garden, a driveway providing off road parking and a large understairs storage room. Being just a short distance from the local shops and the Country Park, this property would make an ideal first home or investment opportunity.

Entrance Hall

Lounge/Dining Room

19'5 (max) x 13'8 (max) (5.92m (max) x 4.17m (max))

Kitchen

7'1 x 7' (2.16m x 2.13m)

Bedroom

12' (max) x 9'5 (3.66m (max) x 2.87m)

Bathroom

8'8 x 7'1 (2.64m x 2.16m)

Enclosed Garden

Storage Room

Allocated Driveway

Service Charge

Parking Area Management Charge - £237.04 per annum
Open Space Area Charge - £60 per annum

Great Denham

Council Tax: Bedford Borough B



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
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		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 2024.



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