



Wilfrid Lane, Great Denham, Bedford, MK40 4SW
£340,000 Freehold



A superb opportunity to purchase this flexible 3/4 bedroom mid terrace townhouse which is presented in excellent decorative order and is situated in a prime location close to all local amenities within Great Denham. The property briefly comprises of entrance hall, cloakroom, open plan kitchen/dining/living room, First floor master bedroom with en suite and further double bedroom which could also be used as an extra Living room, on the second floor there are a further double and single bedroom along with a bathroom suite. Externally the property has an enclosed rear garden with gated access out to the two allocated parking spaces at the rear. Early viewing is highly recommended on this ideal flexible family home.

Entrance Hall

Kitchen/Diner

27'10 x 12'3 (8.48m x 3.73m)

WC

First Floor Landing

Bedroom 1

12'3 x 8'9 (3.73m x 2.67m)

Ensuite

Lounge/Double Bedroom

12'2 x 10'6 (3.71m x 3.20m)

Second Floor Landing

Bedroom 2

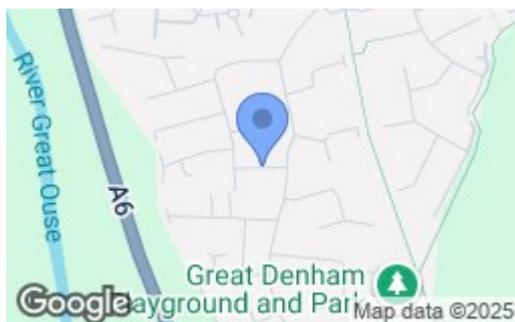
13'11 (max) x 12'3 (max) (4.24m (max) x 3.73m (max))

Bedroom 3

10'6 x 5'6 (3.20m x 1.68m)

Bathroom

Council Tax: Bedford D



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Maximum	Current	Maximum
A	A	A	A
84	96	39	39
B	B	40	40
C	C	41	41
D	D	42	42
E	E	43	43
F	F	44	44
G	G	45	45

England & Wales EU Directive 2002/91/EC

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.

Great Denham Service Charges

Open Space Management Charge £60pa

Management Company Charge

Half yearly charge £169.59



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 approximate. 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 2Plan.

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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