TAYLOR MADE
Bedford

# Croxden Gardens, Great Denham, Bedford, MK40 4TS

## Offers over £375,000 Freehold









A fantastic opportunity to acquire this beautifully presented 3 bedroom link detached family home, tucked away in a quiet cul de sac within the highly sought after village of Great Denham. This superb property offers spacious and well presented living accommodation across two floors, comprising a welcoming entrance hall with a modern cloakroom, a light and airy lounge with French doors opening onto the rear garden and a stunning kitchen/diner with access to a separate utility room and useful understairs storage cupboard. Upstairs, the property boasts an impressive master bedroom with an en suite shower room, a further double bedroom with a built in storage cupboard, a third bedroom currently being utilised as a study and a modern family bathroom. The landing also benefits from a spacious airing cupboard providing additional storage. Externally, the property enjoys a larger than average enclosed rear garden, mainly laid to lawn with a paved patio seating area beneath a timber pergola. The garden also features attractive raised flower beds, a variety of established shrubs and plants, along with a storage shed. Further benefits include a spacious carport to the side of the property, providing covered off road parking for two vehicles. Ideally positioned within easy reach of local schools, shops and the beautiful Great Denham Country Park, this wonderful property makes an ideal family home. Contact us today to arrange your viewing!

## Entrance Hall

## WC

## Lounge
17'9 x 10'10 (5.41m x 3.30m)

## Kitchen/Diner
17'9 x 10'4 (5.41m x 3.15m)

## Utility
5'8 x 5'5 (1.73m x 1.65m)

## Landing

## Bedroom 1
11'4 x 10'1 (3.45m x 3.07m)

## Ensuite

## Bedroom 2
10'10 x 9'8 (3.30m x 2.95m)

## Bedroom 3
9'1 x 7'5 (2.77m x 2.26m)

## Bathroom

## Rear Garden

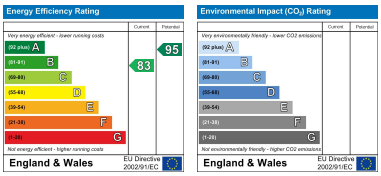
## Carport for 2 Cars

## 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
Approx £75 per year

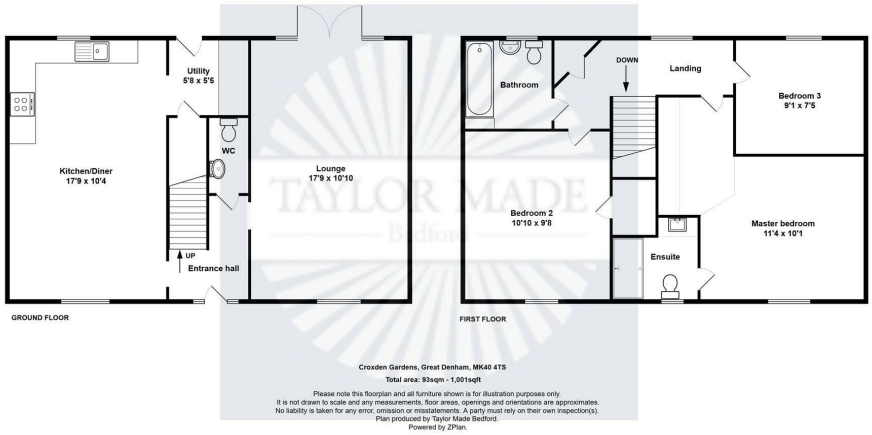
Council Tax: Bedford Borough D










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.







Taylor Made Residential Limited
Taylor House, Roman Gate, Saxon Way, Great Denham, Bedford, MK40 4FU

01234 302043

bedford@taylormadeproperties.co.uk
www.taylorlandandpropertygroup.co.uk

Company Registration: 10726223 VAT Number: 268 8165 58

The Property Ombudsman
rightmove
Zoopla
OnTheMarket