



Alnwick Way, Great Denham, Bedford, MK40 4SX
Guide price £340,000 Freehold



A well presented 3 bedroom semi detached family home located in this quiet cul de sac in the highly popular village of Great Denham. This superb property offers spacious living accommodation over 2 levels and incorporates a welcoming entrance hall which leads through to a light and airy lounge to the front of the property. There is an inner hallway with a modern en suite and a door leading into a fantastic kitchen/diner with French doors leading out to the garden. Upstairs you will find 3 generous sized bedrooms with a modern ensuite to the master bedroom and a well presented family bathroom. Outside there is a lovely enclosed rear garden, mainly laid to lawn with a decked seating area, perfect for entertaining and gated side access. To the front the property benefits from a neatly maintained front garden and a driveway to the side with parking for 2 vehicles. Being offered for sale with no upward chain and just a short walk to the shops, schools and the Great Denham Country Park, this stunning property is one not to be missed.

Entrance Hall

Lounge

13' x 11'8 (3.96m x 3.56m)

Kitchen/Dining Room

14'11 x 9'3 (4.55m x 2.82m)

WC

Landing

Bedroom 1

11'5 x 9'3 (max) (3.48m x 2.82m (max))

Ensuite

Bedroom 2

9'10 x 8'9 (3.00m x 2.67m)

Bedroom 3

9'10 x 5'11 (3.00m x 1.80m)

Family Bathroom

Rear Garden

Front Garden

Driveway for 2 Cars

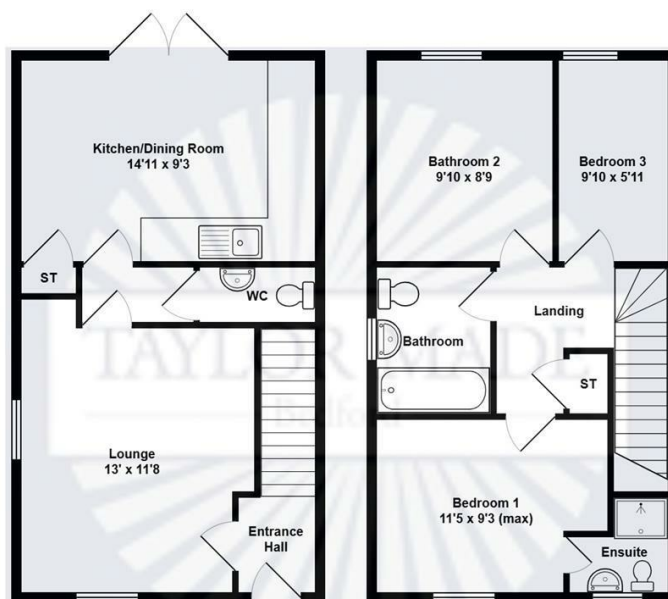
Great Denham

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.

Council Tax: Bedford Borough D



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

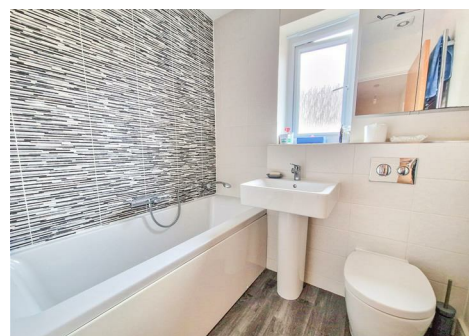


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Total Area: 73 SqM = 785.8 SqFt (approx)

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. 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 2026.



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