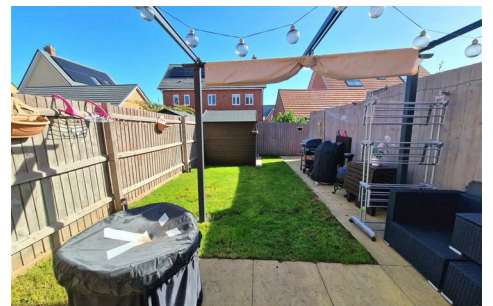




**Croxden Gardens, Great Denham, , MK40 4TS**  
**Guide price £285,000 Freehold**



A superb and rarely available 2 bedroom property ideally situated in this quiet close in the much sought after area of Great Denham. Beautifully presented throughout this modern home offers spacious living accommodation including a welcoming entrance hall with a cloakroom, a stylish kitchen to the front with fitted appliances and a light and airy lounge dining room to the rear of the property with a fitted storage cupboard and French doors leading out to the garden. Upstairs you will find 2 spacious double bedrooms with fitted wardrobes and cupboard space to the master bedroom and a beautifully presented family bathroom. Outside the property boasts a larger than average enclosed rear garden with a paved patio seating area, wooden garden shed and gated access through to a parking courtyard with 2 allocated parking spaces. Being just a short walk from shops, schools and the Great Denham Country Park, this fantastic property would make an ideal first time purchase. Viewings are highly recommended.

Entrance hall

WC

Kitchen

9'9 x 6'5 (2.97m x 1.96m)

Living/Dining Room

14'1 x 13'7 (4.29m x 4.14m)

First Floor Landing

Bedroom 1

10'6 x 8'5 (3.20m x 2.57m)

Bedroom 2

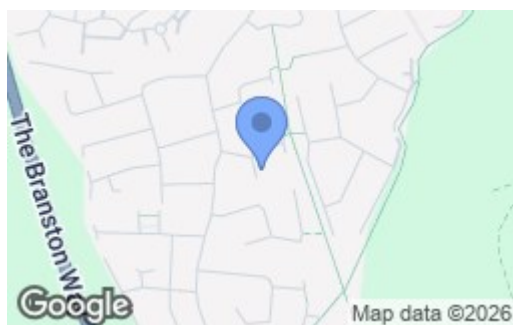
12'10 x 8'3 (3.91m x 2.51m)

Family Bathroom

6'6 x 5'7 (1.98m x 1.70m)

Enclosed Rear Garden

Council Tax: C



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
84	98		
<p>Very energy efficient - lower running costs</p> <p>(85-91) <b>A</b></p> <p>(69-81) <b>B</b></p> <p>(55-68) <b>C</b></p> <p>(39-54) <b>D</b></p> <p>(21-38) <b>E</b></p> <p>(1-20) <b>F</b></p> <p><b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(85-91) <b>A</b></p> <p>(69-80) <b>B</b></p> <p>(55-64) <b>C</b></p> <p>(39-54) <b>D</b></p> <p>(21-38) <b>E</b></p> <p>(1-20) <b>F</b></p> <p><b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	

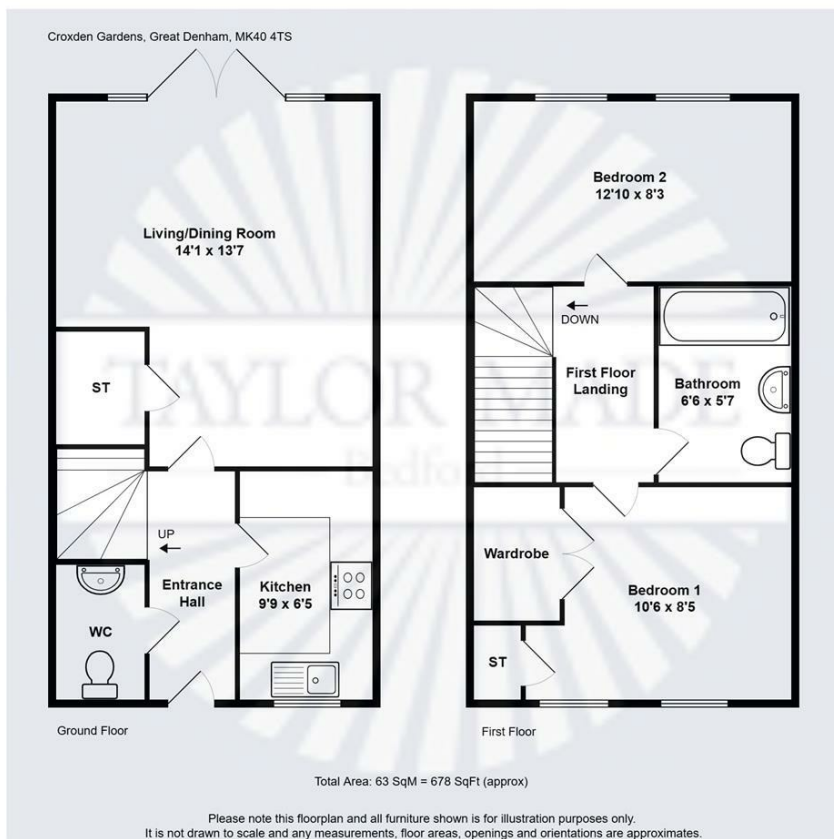
2 Allocated Parking Spaces

Service Charges

Parking Courtyard Service Charge - £120 per annum approximately

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.



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 2024.



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