



1 Anglia Way, Great Denham, Bedford, MK40 4SD

Guide price £335,000 Freehold



Introducing this beautifully presented and stylish 4 bedroom semi detached townhouse ideally located in Great Denham. The ground floor accommodation boasts a large cloakroom and a stunning, open plan kitchen/living/dining room with a light and airy conservatory area. Upstairs you will find two further floors with four excellent sized bedrooms, a family bathroom and an ensuite. With space in abundance this property really would make an excellent family home, viewings are highly recommended!

Hallway

Cloakroom

Kitchen/Living/Dining Room

34'4 x 14'3 (10.46m x 4.34m)

Landing

Master Bedroom

16' x 14' (4.88m x 4.27m)

Ensuite

Bedroom 4

13'3 x 7'8 (4.04m x 2.34m)

2nd Floor Landing

Bedroom 2

12'7 x 14'3 (3.84m x 4.34m)

Bedroom 3

11'1 x 12' (3.38m x 3.66m)

Family Bathroom

Front Garden

Rear Garden

Garage

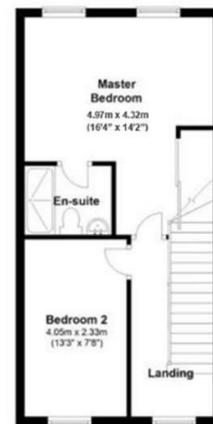
Great Denham

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 and a Post Office and the added bonus of good schooling facilities. Great Denham is also conveniently located for the Bedford bypass which offers great access onto the A421, 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.

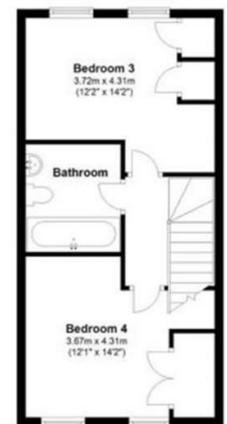
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) A	94
(81-91) B	85
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	Current Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC



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



01234 302043



bedford@taylormadeproperties.co.uk
www.taylorandpropertygroup.co.uk

Company Registration: 10726223 VAT Number: 268 8165 58

