



Danegeld Avenue, Great Denham, Bedford, MK40 4SS
£400,000 Freehold



Introducing this stunning and versatile 4 double bedroom semi detached townhouse ideally situated in this quiet location of Great Denham, within walking distance of all amenities and the Country Park. Beautifully presented throughout to a show home standard, this superb family home offers spacious living accommodation across three floors. Internally you will find a welcoming entrance hall with stairs to the first floor, a modern cloakroom and a study/Bed 5. The hallway opens out into a stylish open planned kitchen/dining/living room including integrated appliances and patio doors in a walk in bay leading out to the garden. On the first floor the property boasts a spacious lounge which could easily be utilised as a 4th double bedroom, bedroom 3 with fitted wardrobes and a superb family bathroom. On the second floor you will find a beautifully presented master bedroom & bedroom 2, both with fitted wardrobes and a convenient Jack & Jill bathroom, the floor also has an air conditioning unit. On the outside the property offers a landscaped enclosed rear garden with a paved patio seating area, perfect for entertaining and 2 parking spaces directly to the front. A fantastic family home, viewings are highly recommended.

Entrance Hall

Study/Bed 5

8'1 x 6'5 (2.46m x 1.96m)

WC

Kitchen/Dining/Living Room

24'5 (max) x 13'7 (max) (7.44m (max) x 4.14m (max))

First Floor Landing

Living Room/Bedroom 4

13'8 x 10'10 (4.17m x 3.30m)

Bathroom

Bedroom 3

13'7 (max) x 10' (max) (4.14m (max) x 3.05m (max))

Second Floor Landing

Bedroom 1

13'7 (max) x 10'10 (4.14m (max) x 3.30m)

Ensuite

Bedroom 2

13'7 (max) x 10' (max) (4.14m (max) x 3.05m (max))

Rear Garden

2 Parking Spaces

Great Denham

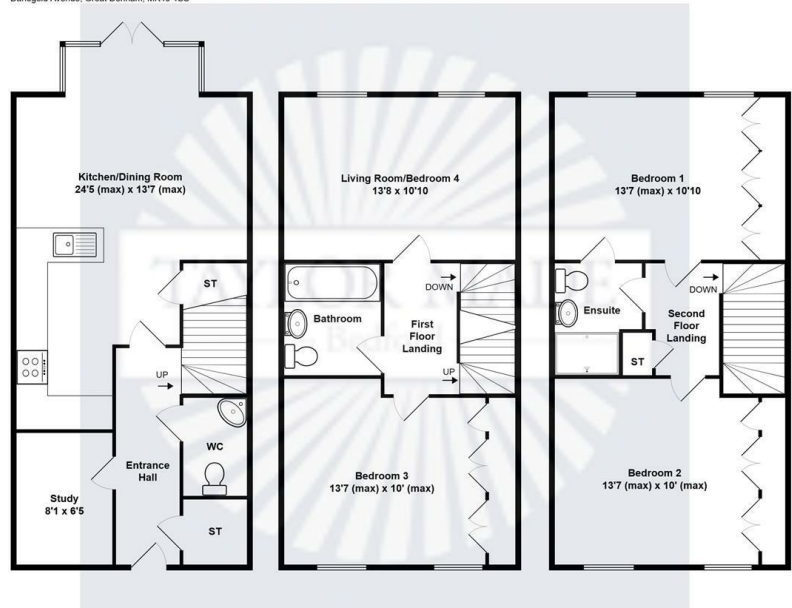
Great Denham is situated just 2 miles from Bedford Town Centre. This sought after village boasts many local amenities including a bistro, takeaway, dentist, vets, pharmacy, supermarkets, salon, estate agents and the added bonus of good schooling facilities with the local school having an outstanding 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.

Council Tax: Bedford Borough E



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Maximum	Very environmentally friendly - lower CO ₂ emissions	Current	Maximum
A	84	94	A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

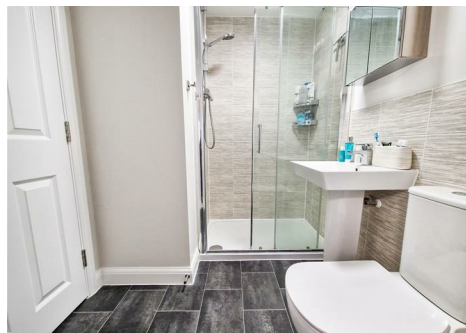
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Total Area: 1,216.3 sqft = 113sqm (approx)

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 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 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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