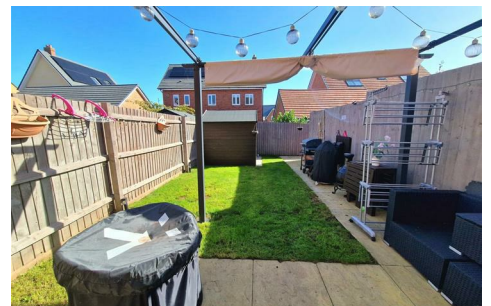




Croxden Gardens, , Great Denham, MK40 4TS
Guide price £285,000 Freehold



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 ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(85-91) A		98	(10-14) A		
(81-84) B		84	(15-17) B		
(77-80) C			(18-20) C		
(73-76) D			(21-23) D		
(69-72) E			(24-26) E		
(65-68) F			(27-29) F		
(61-64) G			(30-32) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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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