



**Archer Street, Great Denham, Bedford, MK40 4SG**  
**Offers over £290,000 Freehold**



A beautifully presented and rarely available 2 bedroom detached freehold coach house with an enclosed private garden tucked away in this quiet cul de sac in Great Denham. Built in 2020, this superb property offers spacious living accommodation throughout including an entrance hall with stairs leading up to the first floor where you will find a spacious dual aspect lounge/dining room with benefit for a fitted storage cupboard. An inner hallway leads through to a stunning kitchen/breakfast room with some integrated appliances and fitted cupboards. There are 2 double bedrooms, both with ample space for wardrobes and a beautifully presented family bathroom. On the outside the property boasts a fantastic sized enclosed private garden, perfect for entertaining and there is an allocated parking space in the parking courtyard. Being just a short walk to local shops, schools and the Great Denham Country Park, this stunning coach house would make the ideal home.

## Entrance Hall

## Stairs to First Floor

## Lounge/Dining Room

19'4 x 14'9 (5.89m x 4.50m)

## Landing

## Kitchen

12'2 x 6'1 (3.71m x 1.85m)

## Bedroom 1

12'8 x 10'2 (3.86m x 3.10m)

## Bedroom 2

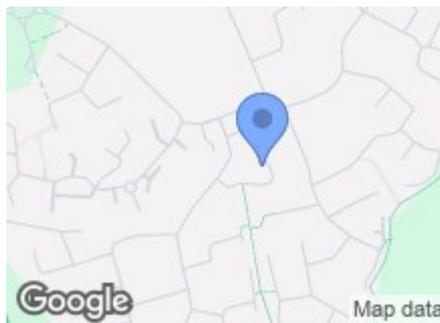
10'5 x 9'5 (3.18m x 2.87m)

## Bathroom

## Private Garden

## Allocated Parking Space

Council Tax: Bedford Borough C



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Maximum	Current	Maximum
A	B	B	B
83	95		
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

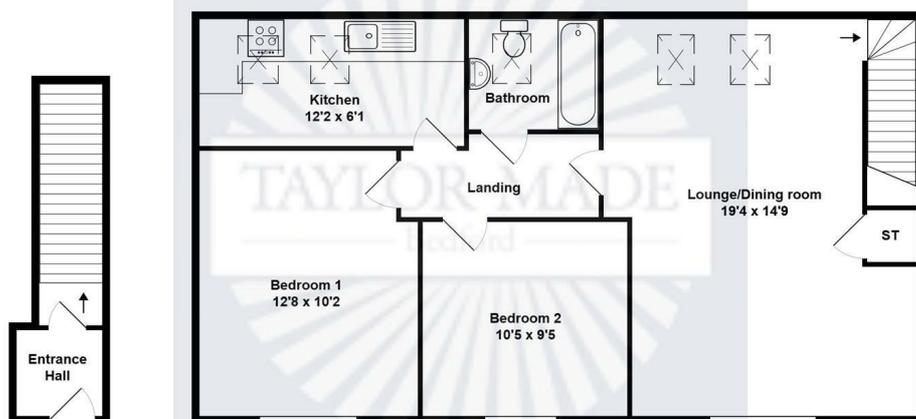
## Great Denham

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.

## Management Charge

Parking Court Yard Management Charge - £320 per annum

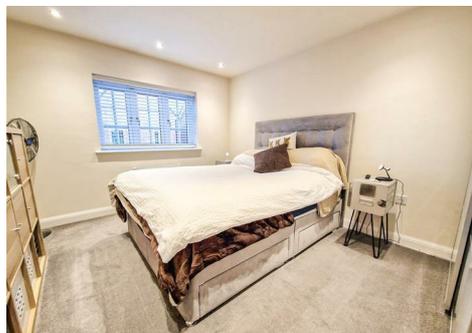
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Total Area: 71 SqM = 764SqFt (approx)

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.  
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