



**Croxden Gardens, Great Denham, Bedford, MK40 4TS**  
**Offers over £375,000 Freehold**



Offered for sale with no upward chain, this stunning three-bedroom semi-detached family home occupies a quiet cul-de-sac position within the highly sought-after village of Great Denham. Beautifully presented throughout, the property offers spacious and well-planned accommodation over two floors. The ground floor comprises a welcoming entrance hall with understairs storage cupboard and cloakroom, a bright and airy living room with French doors opening onto the rear garden, and a modern kitchen/dining room featuring integrated appliances and further French doors providing access to the garden. To the first floor is an impressive master bedroom with en-suite shower room and built in wardrobe, two further well-proportioned bedrooms and a stylish family bathroom. Externally, the property benefits from an enclosed rear garden with recently laid patio, complete with a versatile log cabin, whilst to the side there is a driveway providing off-road parking for two vehicles beneath a carport and a EV charging point. Further benefits include the remainder of the NHBC/building warranty, gas central heating, visitor parking spaces close by and being just a short walk from the picturesque Great Denham Country Park, local amenities and excellent transport links. Early viewing is highly recommended!

Entrance Hall

WC

Lounge

18'7 x 10'0 (5.66m x 3.05m)

Kitchen/Dining Area

17'7 x 13'0 (max) (5.36m x 3.96m (max))

First Floor Landing

Bedroom 1

11'4 x 10'0 (3.45m x 3.05m)

En Suite

Bedroom 2

11'6 x 10'4 (max) (3.51m x 3.15m (max))

Bedroom 3

11'6 x 6'10 (max) (3.51m x 2.08m (max))

Rear Garden

External Log Cabin

Carport Driveway

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

Approx £80 per year

Council Tax: Bedford Borough D



| Energy Efficiency Rating                    |         |         | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |         |
|---------------------------------------------|---------|---------|-----------------------------------------------------------------|---------|---------|
| Very energy efficient - lower running costs | Current | Maximum | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current | Maximum |
| A                                           |         |         | A                                                               |         |         |
| B                                           |         |         | B                                                               |         |         |
| C                                           |         |         | C                                                               |         |         |
| D                                           |         |         | D                                                               |         |         |
| E                                           |         |         | E                                                               |         |         |
| F                                           |         |         | F                                                               |         |         |
| G                                           |         |         | G                                                               |         |         |
| 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                                         |         |         |



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 2026.



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