



**TAYLOR MADE**  
NEW HOMES LIMITED

*Specialists in the Sale of New Homes*



**30 Anglia Way, Great Denham, Bedford, MK40 4SD**  
**£240,000 Leasehold**

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A beautifully presented 2 bedroom coach house style property situated in the much sought after area of Great Denham within walking distance from local shops and the Country Park. This spacious property benefits from a single garage with generous storage space, 2 double bedrooms and a spacious living/dining area. The accommodation also comprises a private entrance, entrance hall, modern kitchen with fitted appliances and well presented bathroom. Outside there is visitor parking spaces to the rear and you also have access to a shared garden. A stunning property in a fantastic central location, one not to be missed!

**Entrance Hall**

**Living Room**

19'4 x 14'7 (5.89m x 4.45m)

**Kitchen**

12'4 x 7'2 (3.76m x 2.18m)

**Inner hallway**

**Bedroom 1**

13'5 x 10'4 (4.09m x 3.15m)

**Bedroom 2**

10'5 x 10'2 (3.18m x 3.10m)

**Bathroom**

**Garage**

**Communal Garden area**





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

