



TAYLOR MADE
RESIDENTIAL LIMITED

Specialists in the Sale of Residential Properties



40 Lavender Lane, Great Denham, Bedford, MK40 4SB
Guide price £450,000

Taylor House, Roman Gate Saxon Way, Great Denham, Bedford, MK40 4FU
T 01234 302043 E sales@taylormaderesidential.co.uk
www.taylormadenewhomes.co.uk





A beautifully presented 4 bedroom double fronted detached family home situated in this quiet location in Great Denham. This stunning property in show home condition offers a welcoming entrance hall, an 18ft spacious lounge, 18ft modern kitchen/dining room with integrated appliances, a light and airy family area & downstairs cloakroom. Upstairs you will find a large master bedroom with ensuite, 3 further large bedrooms and a stylish family bathroom. Outside there is a neatly maintained rear garden enclosed by brick wall with a large patio seating area and a quirky summer house with power. The property also benefits from a detached garage & driveway. Being a short walk from local schools, shops & the Gt Denham Country Park, this property has everything you need in a perfect family home.

Entrance Hall

Cloakroom

7 x 4'10 (2.13m x 1.47m)

Lounge

18'1 x 11'6 (5.51m x 3.51m)

Kitchen/Dining Room

18'1 x 14'7 (5.51m x 4.45m)

Family Area

13'9 x 10'8 (4.19m x 3.25m)

Inner Hall

Landing

Bedroom 1

14'7 x 12'1 (4.45m x 3.68m)

Ensuite

Bedroom 2

14' x 11'10 (max) (4.27m x 3.61m (max))

Bedroom 3

11'9 x 8'9 (3.58m x 2.67m)

Bedroom 4

8'11 x 7'5 (2.72m x 2.26m)

Family Bathroom

Rear Garden

Summer House

Detached Garage & Driveway



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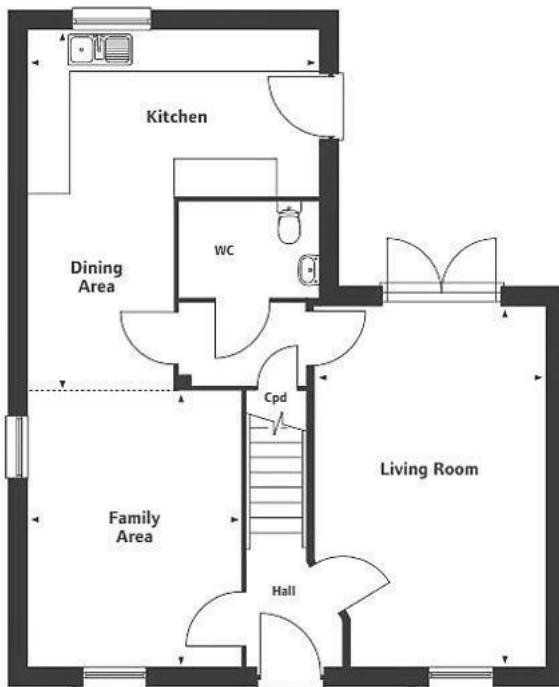
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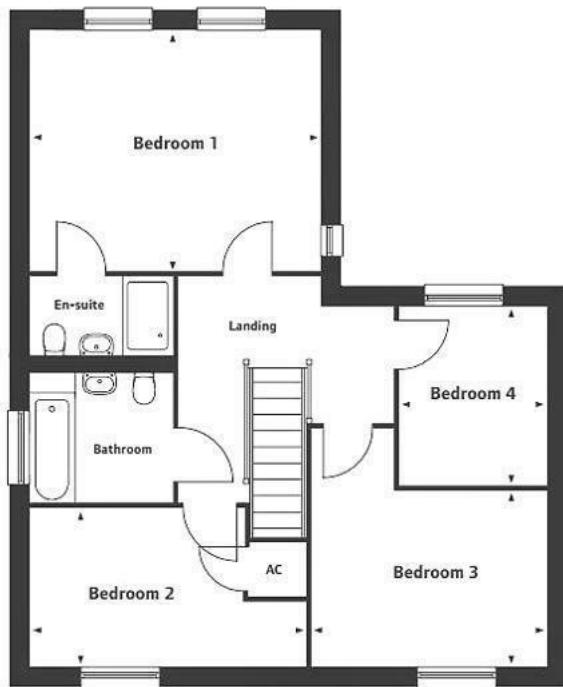
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GROUND FLOOR



FIRST FLOOR

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

