



**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  
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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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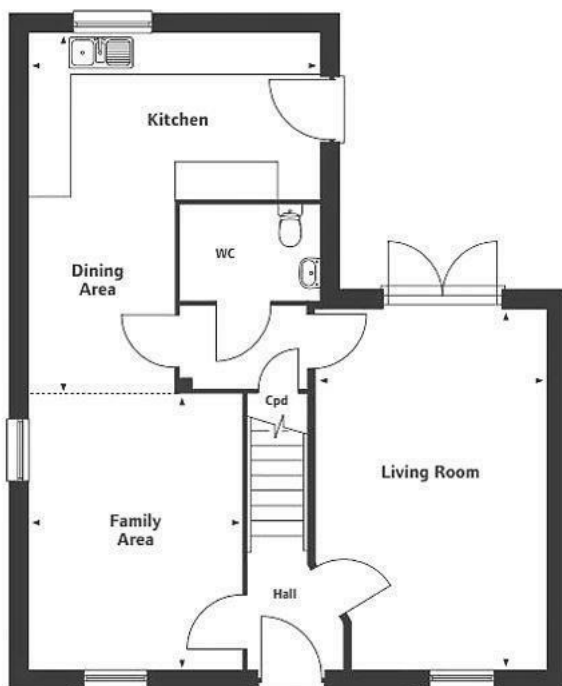




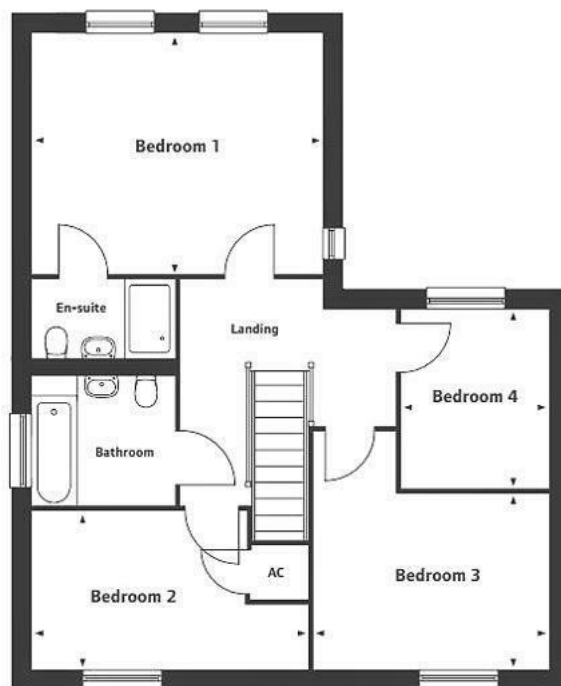


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**GROUND FLOOR**



**FIRST FLOOR**

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		
England & Wales 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>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

