



1 Croxden Gardens, , Bedford, MK40 4TS
Offers in excess of £225,000 Leasehold



A beautifully presented 2 bedroom coach house situated in this ideal location in Great Denham-a short walk from local shops, schools and the Country Park. This immaculate property boasts an entrance hall, a larger than average lounge/dining room, a modern kitchen/breakfast room, 2 spacious bedrooms and a stylish bathroom. This unique property has the added benefit of having access to a shared garden and an allocated parking space. An ideal home for first time buyers or investment buyers, this property is one not to be missed!

Entrance Hall

Inner Hallway

Lounge/Dining Room

19'4 x 14'11 (5.89m x 4.55m)

Lobby

Kitchen/Breakfast Room

12'3 x 6'1 (3.73m x 1.85m)

Bedroom 1

12'11 x 10'3 (3.94m x 3.12m)

Bedroom 2

10'6 x 9'7 (3.20m x 2.92m)

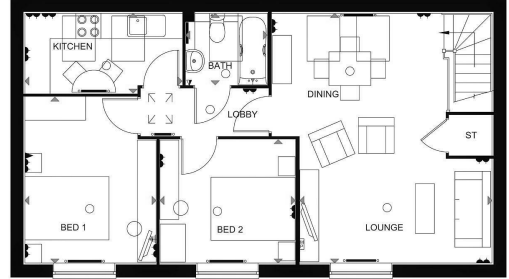
Bathroom

Front & Rear Gardens

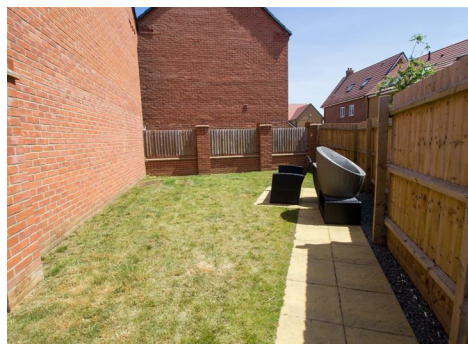
Allocated Parking

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 and a Post Office and the added bonus of good schooling facilities. Great Denham is also conveniently located for the Bedford bypass which offers great access onto the A421, 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.



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



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