



**Chislehurst Place  
Great Denham  
Bedford  
MK40 4TT**

**Offers in Excess of £417,000**

**bettermove**

# Chislehurst Place

## Bedford

Bettermove are delighted to welcome to the market this stunning four bedroom detached house in Great Denham.

The property benefits from double glazing, gas central heating throughout and has a garage and driveway providing ample off street parking. The council tax band is E. There is an annual communal charge of £120 per year.

The interior of this beautifully presented property consists of a bay fronted living room, modern open plan kitchen/dining room and WC on the ground floor. The first floor comprises four bedrooms with an en suite shower room to the master bedroom, and the family bathroom. The exterior boasts an enclosed rear garden with lawn, patio and decking areas, perfect for enjoying the summer months.

Situated in the sought after area of Great Denham, the property is close to a number of local amenities, including supermarkets, shops, restaurants and pubs. Excellent transport connections can be found from the A6, A421, A428, Bedford and St Johns railway stations.

This exciting opportunity is not to be missed and all enquiries can be made through Bettermove.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

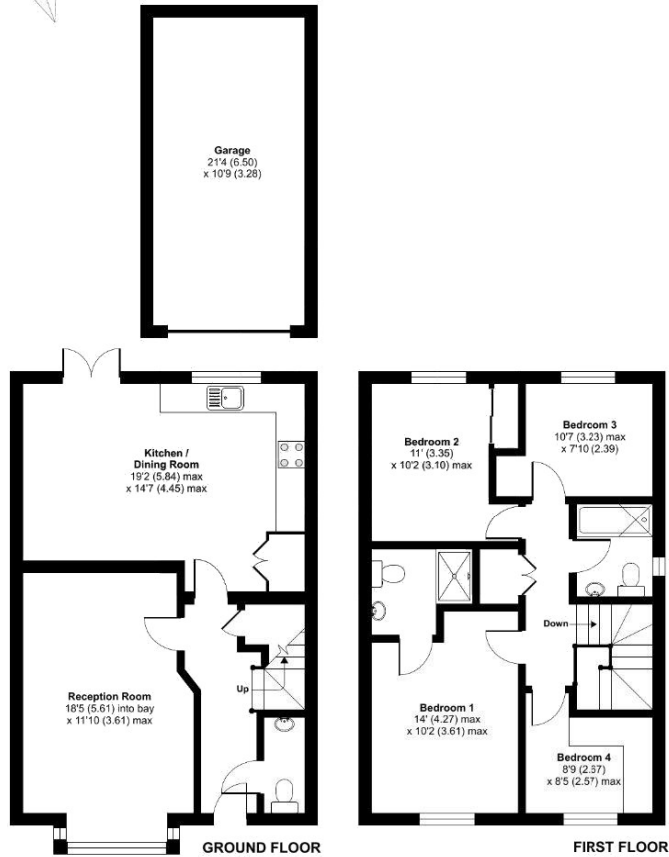
The exclusivity fee is returned to you upon successful completion of the property.



## Chislehurst Place, Great Denham, Bedford, MK40

Approximate Area = 1400 sq ft / 130 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2022.  
REF: 867711

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		94
(81-91) <b>B</b>	84	
(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, Scotland & Wales		
EU Directive 2002/91/EC		



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