



Edith Avenue, Great Denham, Bedford MK40 4SL

  
**WALDENS**  
ESTATE AGENTS



Edith Avenue  
Great Denham  
Bedford  
MK40 4SL

£375,000

Beautifully presented 4 Bedroom 3-Storey property situated in Great Denham. Briefly comprising of on the ground floor, an open plan and modern kitchen/family/dining room, study and cloakroom. First floor two bedrooms and bathroom and on the top floor another two bedrooms with a Juliet en-suite bathroom. On the outside a driveway providing off road parking and garage.

- 4 Bedroom 3 Storey property
- Still under NHBC guarantee
- Double glazed and gas central heating
- Cloakroom/Study
- Kitchen & family/dining room
- 1st Floor with two bedrooms and family bathroom
- 2nd Floor with further two bedrooms and Juliet bathroom
- Front & Rear gardens

- Council Tax Band E
- Energy Efficiency Rating B





Located in a cul-de-sac but within walking distance of the local Primary School and shops. A428,A421 & M1 are conveniently accessed.



Upon entering the property the hallway leads to all living areas and stairs leading to the upper floors. At the Front of the property off the hallway is the study which is a handy room for people working from home or could easily be a playroom if required. Opposite the study is the cloakroom, also within the hallway is a cupboard which houses the washing machine and boiler. At the rear of the property is the kitchen/family dining room. Kitchen fitted with a range of units with built in oven and hob, integrated fridge freezer, dishwasher. Family/dining room area which is a lovely entertaining area with plenty of room for dining table and chairs, also room sit down and relax with French doors to the rear garden. On the first floor there are two double bedrooms and a family bathroom. 2nd floor further two bedrooms and serviced via a Juliet bathroom. On the outside the rear garden is mainly laid to lawn with a small patio area and enclosed by wooden fencing, gated side access which leads to the driveway which provides off road parking. Garage which is an oversized single garage.

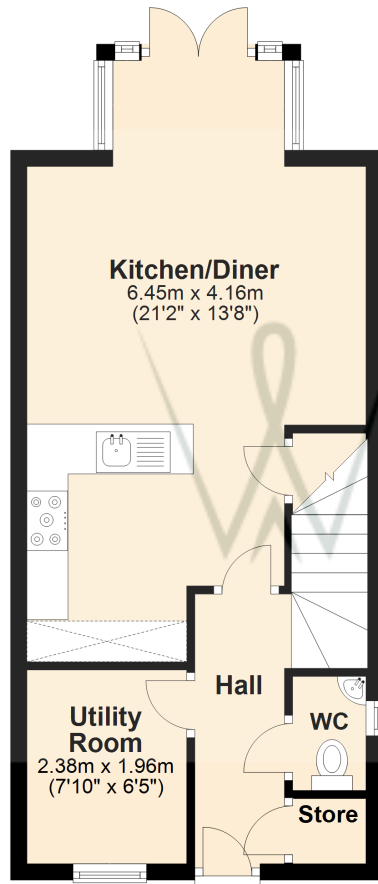
Great Denham Service Charges - Open Space Management Charge £120 per annum

First Port Service Charge - £50.21 every 6 months



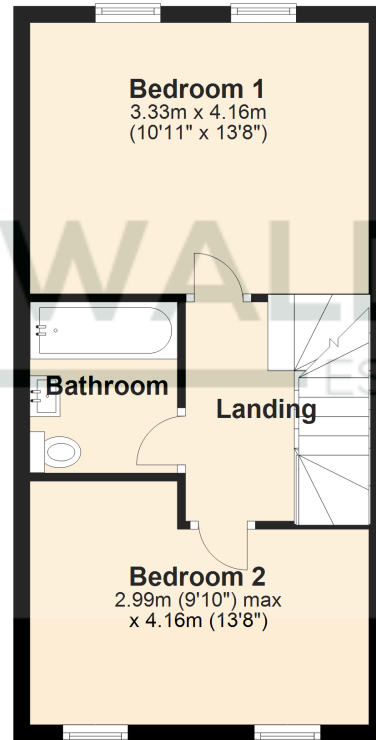
## Ground Floor

Approx. 37.9 sq. metres (407.5 sq. feet)



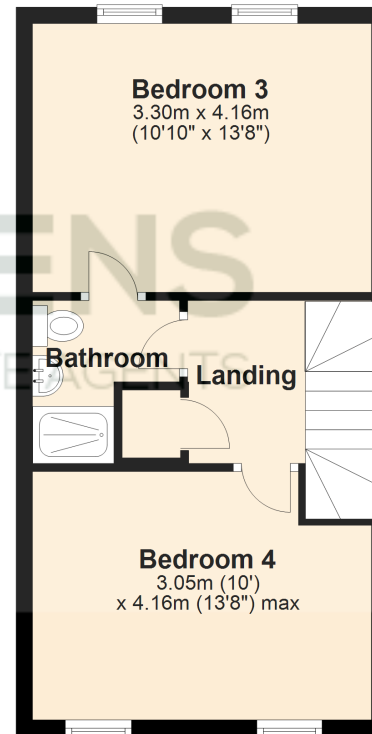
## First Floor

Approx. 35.9 sq. metres (386.0 sq. feet)



## Second Floor

Approx. 35.7 sq. metres (384.0 sq. feet)



Total area: approx. 109.4 sq. metres (1177.4 sq. feet)

This floor plan is for illustrative purposes only. The total size does include outbuildings and is an approximate.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		94
(81-91) <b>B</b>	85	
(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