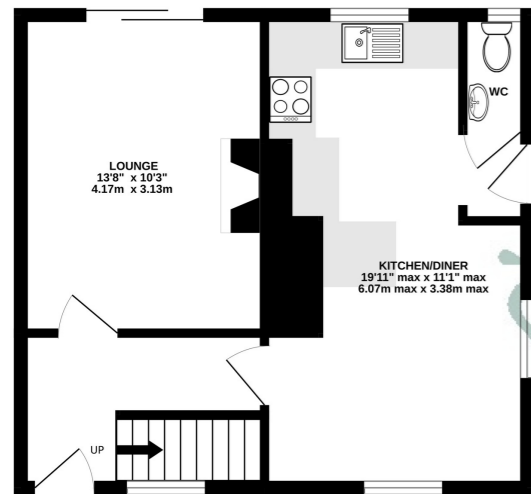
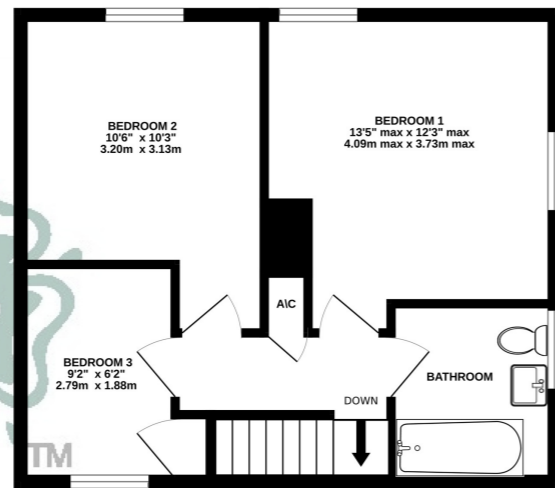


Floor Plans

GROUND FLOOR
406 sq.ft. (37.7 sq.m.) approx.



1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 843 sq.ft. (78.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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76, Snow Hill

Maulden, Bedfordshire,
MK45 2BW

Offers in Excess of £385,000

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

Country Properties | 1, Church Street | MK45 2PJ
T: 01525 403033 | E: amphill@country-properties.co.uk
www.country-properties.co.uk



This three bedroom semi-detached property has off-road parking and an open-plan kitchen/diner, located in a great position within the village of Maulden - close to all amenities and less than 1.5km to Ampthill town centre.

- Three bedrooms.
- Corner plot.
- Open plan kitchen/diner.
- North-facing garden.
- Off-road parking for two cars.
- Short distance to all local amenities and Ampthill town centre.

Ground Floor

Entrance Hall

Composite entrance door to the front, double glazed window to the front, radiator.

Lounge

13' 8" x 10' 3" (4.17m x 3.12m) Glazed sliding patio doors to the garden, radiator.

Kitchen/Diner

Max. 19' 11" x 11' 1" (6.07m x 3.38m) A range of base and wall mounted units with work surfaces over and matching peninsula, stainless steel sink and drainer with mixer tap, integrated fridge freezer and washing machine, oven with electric hob and extractor hood over, side access to garden, double glazed windows to all aspects, radiator.

First Floor

Landing

Access to loft with ladder, airing cupboard housing hot water tank, double glazed window to the front.

Bedroom One

Max. 13' 5" x 12' 3" (4.09m x 3.73m) Double glazed windows to the side and rear, radiator.

Bedroom Two

10' 6" x 10' 3" (3.20m x 3.12m) Double glazed window to the rear, radiator.

Bedroom Three

9' 2" x 6' 2" (2.79m x 1.88m) Cupboard housing boiler, double glazed window to the front, radiator.

Bathroom

A suite comprising of a L-shaped bath with electric shower over, wash hand basin, low level WC, heated towel rail, double glazed window to the side.

Outside

Front Garden

Wrap around front garden, mainly laid to lawn.

Rear Garden

North facing, mainly laid to lawn.

Parking

Off-road parking for two cars to the rear.

Directions

From Ampthill town centre, take Church Street towards Maulden. At the roundabout, go straight over, Snow Hill is your first turning on the left.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDORS

MAULDEN – This pretty village has a branch of Budgens convenience store open 7 days a week, also pubs and eateries (The George, The White Hart - a 17th Century thatched centrepiece of the village). It has a primary school, Maulden Lower School with after school club. Middle and Upper schools are at Ampthill. There is also a Pre-School private nursery (Tudor Court). Borders Maulden woods and Greensands walks. There are excellent transport links with access to the M1, junction 12, (6 miles) and main-line rail services, (Flitwick Station 2.6 miles), with journey time to London St Pancras under 50 minutes. Luton Airport is just three junctions south on the M1 and around 18 miles away for travel further afield.

