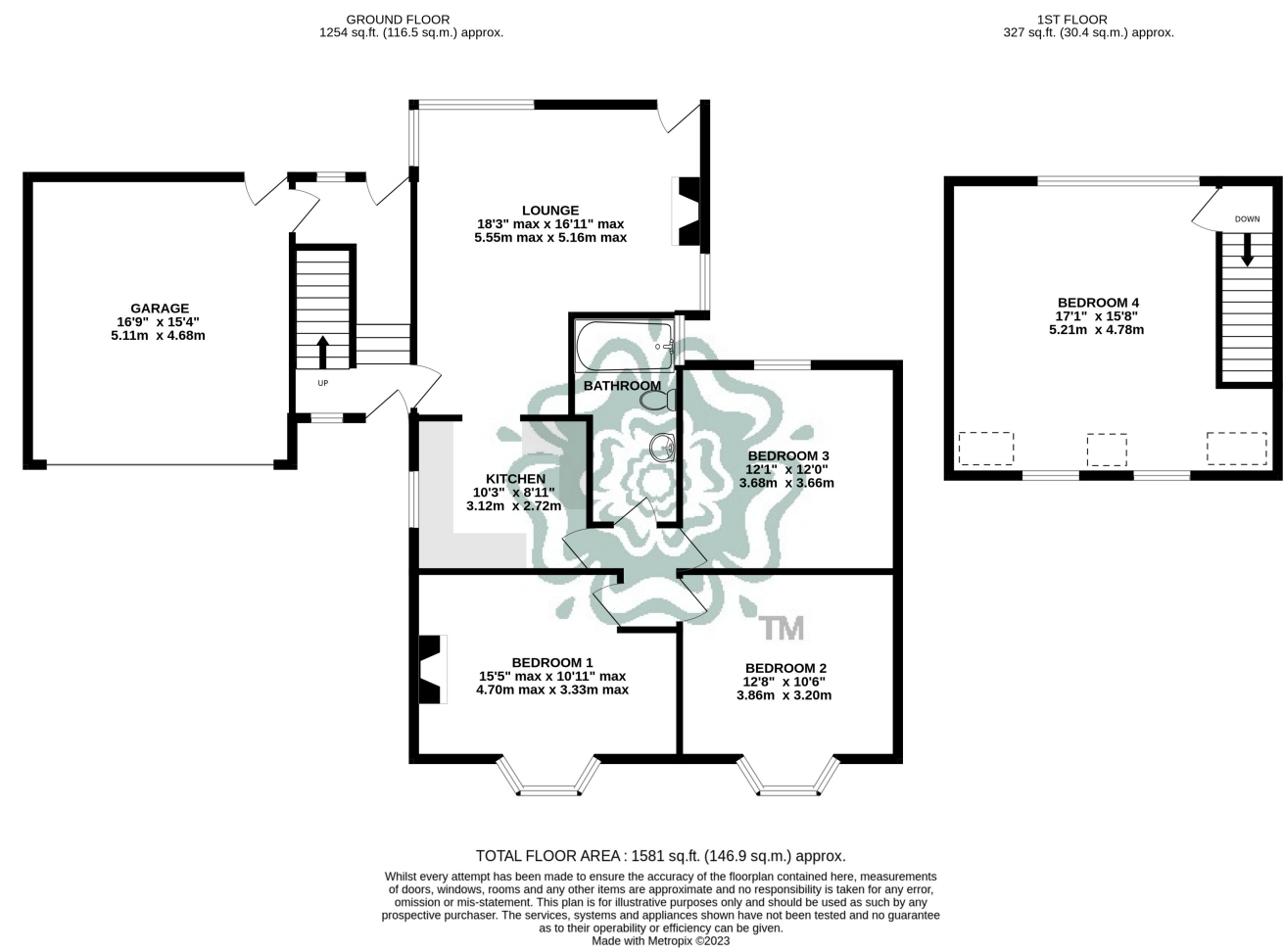


Floor Plans



76, Clophill Road

Maulden, Bedfordshire,
MK45 2AA
£650,000

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

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An already great sized bungalow with exceptional views of central Bedfordshire, this four bedroom property benefits from approved planning for a significant extension and loft conversion.

- Four double bedrooms.
- Large open plan living space.
- Approved planning permission for large extension.
- Outstanding views of central Bedfordshire.
- Circa 150ft south facing garden.
- Could benefit from modernisation.

Ground Floor	Internal Hall
<p>Entrance Hall</p> <p>Wooden entrance door to the front, stairs rising to first floor, steps down to garage, door to garden, double glazed windows to the front and rear.</p>	<p>Access to loft.</p>
<p>Lounge/Diner</p> <p>Max. 18' 3" x 16' 11" (5.56m x 5.16m) Feature fireplace, door to garden, double glazed windows to the side and rear, radiator.</p>	<p>Bedroom One</p> <p>Max. 15' 5" x 10' 11" (4.70m x 3.33m) Leaded light double glazed bay window to the front, radiator.</p>
<p>Kitchen</p> <p>10' 3" x 8' 11" (3.12m x 2.72m) A range of base and wall mounted units with work surfaces over and peninsula, stainless steel sink and drainer with mixer tap, space for appliances, leaded light double glazed window to the side.</p>	<p>Bedroom Two</p> <p>12' 8" x 10' 6" (3.86m x 3.20m) Wardrobe housing boiler, feature fireplace, leaded light double glazed window to the rear, radiator.</p>
	<p>Bedroom Three</p> <p>12' 1" x 12' 0" (3.68m x 3.66m) Feature fireplace, double glazed bay window to the front, radiator.</p>

Bathroom	Directions
<p>A suite comprising of a panelled bath with shower attachment, wash hand basin, low level WC, radiator, double glazed window to the side.</p>	<p>Entering Maulden via Snow Hill into Ampthill Road and then continue onto Clophill Road and No. 76 is on the right hand side.</p>
<p>First Floor</p>	<p>THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDORS</p>
<p>Bedroom Four</p> <p>17' 1" x 15' 8" (5.21m x 4.78m) Two leaded light double glazed windows to the front and double glazed window to the rear, radiator.</p>	<p>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.</p>
<p>Outside</p>	
<p>Front Garden</p> <p>Mainly laid to lawn with gravel driveway.</p>	
<p>Rear Garden</p> <p>A south-facing mature garden, mainly laid to lawn with pergola covered patio, pond with bridge over, brick-built outbuilding and greenhouse, stables used for storage.</p>	
<p>Double Garage</p> <p>Electric up and over door, door to garden, power and light.</p>	
<p>Parking</p> <p>Gravelled driveway providing ample off-road parking.</p>	

